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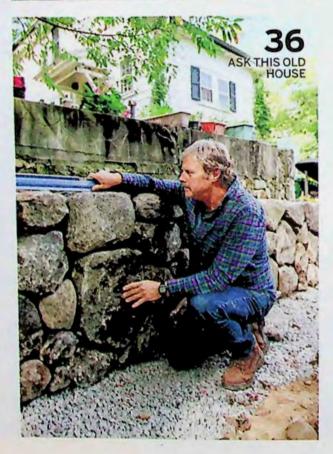
How to build stone retaining walls; solve moisture issues in a crawl space; remove hard-water stains; and more

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### on the cover



Cover Photograph by RAY KACHATORIAN Styling by SUNDAY HENDRICKSON



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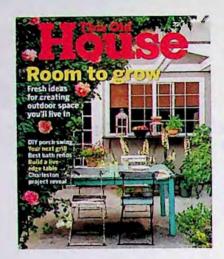


# Color changes everything.

From color inspiration to project know-how, Ask Sherwin-Williams." Learn from our experts at your local Sherwin-Williams store or S-W.com/ColorRemix.



# Reader mail SEPTEMBER 2018



#### How to reach us

E-mail the editors at TOH\_letters@thisoldhouse.com or write to: This Old House magazine 262 Harbor Drive Stamford, CT 06902

→ Include your full name, address, and phone number. Published letters are edited for clarity and length. BECAUSE IT IS PERSONAL With each issue, readers respond with more than just likes and dislikes. We also hear about your personal experiences and lessons learned, and those provide engaging insights into how This Old House fits into your lives.

#### Smart and stylish

The garden featured on the cover of the June magazine ("A World Away") is truly gorgeous, but for me, another resident of drought-stricken California, the front yard was the real standout. French-country-inspired plantings that are water smart too? Mais oui!

-LAURA ROGERS, SAN DIEGO, CA

#### Worth saving

I have to say that "Saving Grace" (May 2018) is one of the best restorations I've seen anywhere. The homeowners' taste level rivals high-end architecture magazines.

- JOAN MARBLESTONE, ACWORTH, GA

#### New-house jitters

I was very amused by the editor's letter in the May 2018 issue (Letter from TOH), describing how a person feels (and fears) during her first nights in a new home. It brought back memories of when I bought a house that backed up to the bank of the Cumberland River in Tennessee. The master suite was downstairs, with windows facing the river. My first night in the new house, a tugboat came up the river, flashing its searchlights all around—and straight into my bedroom. I was so startled, I thought, Is that a burglar with a flashlight?! I can laugh about it—well, I can now, anyway!

-ANGIE JOHNSON PRICE, VIA E-MAIL

#### Bridging the gap

I'm so happy to see *TOH* taking on young apprentices and showing them the ropes of carpentry, plumbing, masonry, gardening, etc. It is truly heartwarming. I am a retired HVAC service technician, and I believe one doesn't have to have a college education to be a productive citizen in this world. As long as you have a trade, you'll have a job forever.

-DEAN BERGLUND, VIA E-MAIL



### Colorful budget backsplash

-COLLEEN COLANDO, MOUNT VERNON, WA

I wanted to share a detail from the recent remodel of the kitchen in our 1970s home. For this custom backsplash, I made a border from a box and a half of leftover tile (bought from our contractor), created swirls from shards of colorful plates from the dollar store, and filled in the background with salvaged tiles I got for 15 to 50 cents each. My husband and I broke the plates and background tiles inside a pillowcase, then I assembled the mosaic on 1/8-inch backer boards laid out on a table in our garage. We are delighted with the result!





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# A letter from Roger Cook

I am extremely proud to have been part of This Old House for more than 35 years. I have enjoyed the opportunity to share my knowledge of and passion for landscaping. And my life has been greatly enriched by the professional relationships and friendships I've formed over the years.

Some viewers may have noticed that I haven't been myself over the last season. In fact, I have been dealing with several health issues that have made performing on television more difficult. As a result, I've decided to reduce my role on This Old House and Ask This Old House so I can focus more time on my health and my family. I may appear occasionally on our shows, but you'll also see other landscaping professionals helping with our many projects.

I truly appreciate our fans' dedication and the concern for my well-being. Please respect my family's privacy at this time. Rest assured that I am in good hands, and please know that I am grateful for all your support.







# home solutions

INSIDE | CLEANING TIPS | STRIPPED SCREW TRICK | BASEMENT RENO ADVICE | MOR

# Clever uses for extra wallpaper

Give an old furniture piece a new lease on life with leftover wallpaper. Designer Barb Blair, who snagged the dresser shown here at an estate sale, has become a pro at this type of makeover. Start with a plan: Map out where you need to cut by laying the paper flat on the furniture, then use a utility knife to trim pieces to the precise size. Instead of wallpaper paste, which can soak into wood, Blair recommends craft adhesive. For a polished finish that helps keep the paper in place, add a few coats of polyurethane before replacing the hardware. Turn the page for more wallpaper makeover ideas.



storage idea

## More ways to work with wallpaper

home solutions



Create a backdrop Papering the back of a thrift-store hutch with a subtle geometric pattern nods to its mid-century roots and highlights display items on the open shelves.



Dress up drawers Covering the sides, inside and out, as well as the bottoms of drawers offers a glimpse of sumptuous color and pattern while providing a functional liner.

# A clean sweep for ceiling fans

From specialized tools to unnecessarily complex setups, tricks for cleaning ceiling fans abound. But how much do you really need to do—and how often? Cleaning expert Melissa Maker, host of Clean My Space on YouTube, helps us break it down.

**DUSTING IS (USUALLY) ENOUGH If you** keep up with cleaning, Maker says, fans don't need much maintenance. Give it a go every three months if the fan's on year-round, or at the beginning and end of cooling season if it's not. Stand on a step stool or ladder, and use a

#### TACKLE GRIME WITH VINEGAR AND WATER

flexible microfiber duster to trap any debris.

Have a fan that hasn't been cleaned in aeons? Insert each blade into a dry pillowcase and gently drag it outward to collect dust and debris. Next, use a soft cloth and a 50-50 solution of white vinegar and water to wipe down the blades and remove any residue.

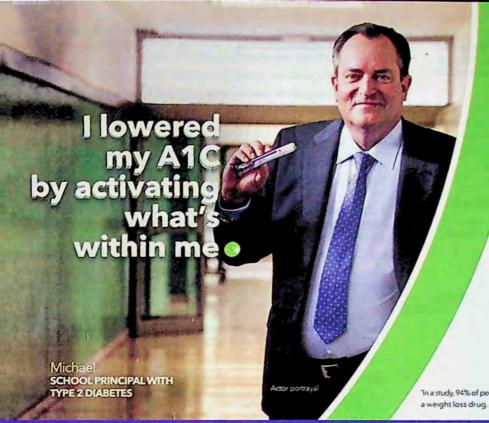
**DON'T SPRITZ THE HOUSING It's fine to** give the housing a quick dusting, but unless you have an old fan that has an oil reservoir, liquid and the fan housing should not mix. Today's fans have sealed bearings, so there's no need for oiling. If you're hearing suspicious sounds, check for loose screws and make sure nothing's on the blades. Still noisy? Your fan's time may be nigh. - K.W.



### Free up cabinet space

With their low profile and protruding handles,

mugs can be serious space hogs. Maximize your kitchen storage by getting them out of the cupboard and onto the wall. One easy way: Repurpose a wall-mount utensil rack with S-hooks, which you can find for as little as six bucks. Or, better yet, spring for this handsome iron rack made for mugs (\$28; modernartisans.com).



Once-Weekly Trulicity'
helps your body do what
it's supposed torelease its own insulin.

- · Trulicity is not insulin
- It comes in a truly easy-to-use pen
- · You don't have to see or handle a needle
- · You may lose a little weight<sup>†</sup>

See if you can activate your within. Ask your doctor about once-weekly Trulicity.



In a study, 94% of people who used the Trulicity pen found it easy to use. "Trulicity is not a weight loss drug. In studies, people who lost weight lost 2-6 lbs on average.

Learn more about Trulicity and see if you can start for \$25 a month for your first 2 years† at GoTrulicity.com

Applies to each of your first 26 prescriptions. Lify pays up to \$150/month. People who can receive governmental reimbursement are not eligible. Other terms and conditions apply.

Indication and Limitations of Use: Trulicity is a once-weekly injectable prescription medicine to improve blood sugar (glucose) in adults with type 2 diabetes mellitus. It should be used along with diet and exercise. Trulicity is not recommended as the first medication to treat diabetes. It has not been studied in people who have had inflammation of the pancreas (pancreatitis). Trulicity should not be used by people with type 1 diabetes, people with diabetic ketoacidosis, or people with a history of severe gastrointestinal (GI) disease. It is not a substitute for insulin. It has not been studied in children under 18 years of age.

Important Safety Information: Tell your healthcare provider if you get a lump or swelling in your neck, have hoarseness, trouble swallowing, or shortness of breath while taking Trulicity. These may be symptoms of thyroid cancer. In studies with rats or mice, Trulicity and medicines that work like Trulicity caused thyroid tumors, including thyroid cancer. It is not known if Trulicity will cause thyroid tumors or a type of thyroid cancer called medullary thyroid carcinoma (MTC) in people. Do not take Trulicity if you or any of your family members have ever had MTC or if you have Multiple Endocrine Neoplasia syndrome type 2 (MEN 2).

Do not take Trulicity if you have had an allergic reaction to dulaglutide or any of the other ingredients in Trulicity.

Trulicity should not be used in children under 18 years of age.

Trulicity may cause serious side effects, including:
• Inflammation of your pancreas (pancreatitis).
If you have pain in your stomach area
(abdomen) that is severe and will not go away,
stop taking Trulicity and call your healthcare
provider right away. The pain may happen
with or without vomiting. It may be felt going
from your abdomen through to your back.

- Low blood sugar (hypoglycemia). If you are using another medicine that can cause low blood sugar (such as insulin or a sulfonylurea) while taking Trulicity, your risk for getting low blood sugar (hypoglycemia) may be higher. Signs and symptoms of low blood sugar may include dizziness, blurred vision, anxiety, irritability, mood changes, sweating, slurred speech, hunger, confusion or drowsiness, shakiness, weakness, headache, fast heartbeat, or feeling jittery. Talk to your healthcare provider about low blood sugar and how to manage it.
- Serious allergic reactions. Stop taking Trulicity and get medical help right away if you have symptoms of a serious allergic reaction including: swelling of your face, lips, tongue or throat; problems breathing or swallowing; severe rash or itching; fainting or feeling dizzy; or very rapid heartbeat.
- Kidney problems (kidney failure). In people who have kidney problems, diarrhea, nausea, and vomiting may cause a loss of fluids (dehydration). This may cause kidney problems to get worse.
- Severe stomach problems. Trulicity may cause stomach problems, which could be severe.

Tell your healthcare provider if you:

- have or have had problems with your pancreas, kidneys, or liver.
- have severe problems with your stomach, such as slowed emptying of your stomach (gastroparesis) or problems with digesting food.
- have any other medical conditions.
- are pregnant or plan to become pregnant, or if you become pregnant while taking Trulicity.
   It is not known if Trulicity will harm your unborn baby.
- are breastfeeding or plan to breastfeed. It is not known if Trulicity passes into your

- breast milk. You should not use Trulicity while breastfeeding without first talking to your healthcare provider.
- are taking other medicines including prescription and over-the-counter medicines, vitamins, and herbal supplements. Trulicity may affect the way some medicines work and some medicines may affect the way Trulicity
- are taking other medicines to treat diabetes, including insulin or sulfonylureas.

If you take too much Trulicity, call your healthcare provider or go to the nearest emergency room right away.

The most common side effects with Trulicity may include: nausea, diarrhea, vomiting, abdominal pain and decreased appetite. Talk to your healthcare provider about any side effect that bothers you or does not go away. These are not all the possible side effects of Trulicity. Call your doctor for medical advice about side effects.

You are encouraged to report side effects of prescription drugs to the FDA. Visit www.fda.gov/medwatch or call 1-800-FDA-1088.

Please see next page for additional information about Trulicity, including Boxed Warning regarding possible thyroid tumors including thyroid cancer.

Please see Instructions for Use included with the pen.

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PP-DG-US-1165 09/2017

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#### Information for Patients about Trulicity® (dulaglutide):

This is a brief summary of important information about Trulicity (TRU-li-si-tee). Please read the Medication Guide that comes with Trulicity before you start taking it and each time you get a refill because there may be new information. This information is not meant to take the place of talking with your healthcare provider or pharmacist.

#### What is Trulicity?

Trulicity is a once-weekly, injectable prescription medicine that may improve blood sugar (glucose) in adults with type 2 diabetes mellitus, and should be used along with diet and exercise.

- It is not recommended as the first choice of medicine for treating diabetes.
- It is not known if it can be used in people who have had pancreatitis.
- It is not a substitute for insulin and is not for use in people with type 1 diabetes or people with diabetic ketoacidosis.
- It is not recommended for use in people with severe stomach or intestinal problems.
- It should not be used in children under 18 years of age.

#### What is the most important information I should know about Trulicity?

Trulicity may cause serious side effects including possible thyroid tumors, including cancer. Tell your healthcare provider if you get a lump or swelling in your neck, hoarseness, trouble swallowing, or shortness of breath. These may be symptoms of thyroid cancer. In studies with rats or mice, Trulicity and medicines that work like Trulicity caused thyroid tumors, including thyroid cancer. It is not known if TRULICITY will cause thyroid tumors or a type of thyroid cancer called medullary thyroid carcinoma (MTC) in people.

#### Do not use Trulicity If:

- You or any of your family have ever had a type of thyroid cancer called medullary thyroid carcinoma (MTC) or if you have an endocrine system condition called Multiple Endocrine Neoplasia syndrome type 2 (MEN 2).
- You are allergic to dulaglutide or any of the ingredients in Trulicity.

What are the possible side effects of Trulicity? Trulicity may cause serious side effects, including:

- Possible thyroid tumors, including cancer. See "What is the most important information I should know about Trulicity?"
- Inflammation of the pancreas (pancreatitis). Stop using Trulicity and call your healthcare provider right away if you have severe pain in your stomach area (abdomen) that will not go away, with or without vomiting. You may feel the pain from your abdomen to your back.
- Low blood sugar (hypoglycemia). Your risk for getting low blood sugar may be higher if you use Trulicity with another medicine that can cause low blood sugar such as sulfonylurea or insulin.

Signs and symptoms of low blood sugar may include: dizziness or lightheadedness; blurred vision; anxiety, irritability, or mood changes; sweating; slurred speech; hunger; confusion or drowsiness; shakiness; weakness; headache; fast heartbeat; feeling jittery.

- Serious allergic reactions. Stop using Trulicity and get medical help right away, if you
  have any symptoms of a serious allergic reaction including: swelling of your face, lips,
  tongue or throat; problems breathing or swallowing; severe rash or itching; fainting or
  feeling dizzy; very rapid heartbeat.
- Kidney problems (kidney failure). In people who have kidney problems, diarrhea, nausea, and vomiting may cause a loss of fluids (dehydration) which may cause kidney problems to get worse.
- Severe stomach problems. Other medicines like Trulicity may cause severe stomach problems. It is not known if Trulicity causes or worsens stomach problems.

The most common side effects of Trulicity may include nausea, diarrhea, vomiting, abdominal pain, decreased appetite.

Talk to your healthcare provider about any side effect that bothers you or does not go away. These are not all the side effects of Trulicity.

Call your doctor for medical advice about side effects. You may report side effects to FDA at 1-800-FDA-1088.

#### Before using Trulicity tell your healthcare provider if you:

- · Have or have had problems with your pancreas, kidneys, or liver.
- Have severe problems with your stomach, such as slowed emptying of your stomach (gastroparesis) or problems digesting food.
- Have any other medical conditions.
- Are pregnant or plan to become pregnant, or if you become pregnant while taking Trulicity. It is not known if Trulicity will harm your unborn baby.
- Are breastfeeding or plan to breastfeed. It is not known if Trulicity passes into your breast milk. You and your healthcare provider should decide if you should breastfeed while taking Trulicity.

- Are taking other medicines—including prescription and over-the-counter medicines, vitamins, and herbal supplements. Trulicity may affect the way some medicines work and some medicines may affect the way Trulicity works.
- Are taking other medicines to treat your diabetes including insulin or sulfonylureas.

Before using Trulicity, talk to your healthcare provider about low blood sugar and how to manage it.

#### How should I use Trulicity?

- Read the Instructions for Use that comes with Trulicity.
- Use Trulicity exactly as your healthcare provider tells you to.
- Your healthcare provider should show you how to use Trulicity before you use it for the first time.
- Trulicity is injected under the skin (subcutaneously) of your stomach (abdomen), thigh, or upper arm. Do not inject Trulicity into a muscle (intramuscularly) or vein (intravenously).
- Use Trulicity 1 time each week on the same day each week at any time of the day.
- You may change the day of the week as long as your last dose was given 3 or more days before.
- If you miss a dose of Trulicity, take the missed dose as soon as possible, if there are
  at least 3 days (72 hours) until your next scheduled dose. If there are less than 3 days
  remaining, skip the missed dose and take your next dose on the regularly scheduled
  day. Do not take 2 doses of Trulicity within 3 days of each other.
- Trulicity may be taken with or without food.
- Do not mix Trulicity and insulin together in the same injection.
- You may give an injection of Trulicity and insulin in the same body area (such as your stomach), but not right next to each other.
- Change (rotate) your injection site with each weekly injection. Do not use the same site for each injection.

If you take too much Trulicity, call your healthcare provider or go to the nearest emergency room right away.

Do not share your Trulicity pen, syringe, or needles with another person. You may give another person an infection or get an infection from them.

Your dose of Trulicity and other diabetes medicines may need to change because of:

 Change in level of physical activity or exercise, weight gain or loss, increased stress, illness, change in diet, or because of other medicines you take.

For more information go to www.Trulicity.com or call 1-800-LillyRx (1-800-545-5979).

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Ready to try out the growing trend of black finishes on plumbing fixtures, lighting, hardware, and the like? Kitchens and baths are good places to start. Here, we hunted up some old-house-friendly options.—K.W.



CLASSIC BARSTOOL Extra-long legs and a weathered finish that reveals hints of gold underneath distinguish this steel version of the Navy chair. Fairmount 30" Bar Stool, \$220 for two; wayfair.com



DIAMOND TILE
Herringbone, wave,
and floral designs add
texture to these
porcelain wall and
floor tiles. White grout
makes the shapes
pop. Merola Tile
Rhombus Black, about
\$13 per square foot;
homedepot.com



SHAPELY PENDANT A flat black finish helps this fixture's sleek mid-century-inspired silhouette look sharp, while its bronze-tone interior gives off a soft, warm glow. Eurofase 7½" Mini Pendant, \$96; lampsplus.com



GLASS DOORKNOB Add polish to a powder room or another special space with a gem-like octagonal knob in black glass. Grandeur Hardware Lyon knob and Georgetown rosette, \$120; myknobs.com



### Easy way to extract a stripped screw

Too much torque can strip a fastener clean in seconds, but this fix is just as quick. Grab a rubber band, and gently stretch it over the screwhead. Using an appropriate screwdriver (going up a size can help), apply steady pressure and turn. The rubber band helps by both filling in the missing parts of the screwhead and providing a nonslip surface for the driver to grab on to.

# Keep basements mold-free

Planning to create or redo a below-grade living space? Finished basements are vulnerable to damage from storm-water intrusions, leaking pipes and hot-water tanks, or simply high humidity. Lower the risk of mold or mildew taking hold by remodeling with materials made to shake off damp conditions.



### 1 > Moisture-resistant drywall

When wet, the paper facing on standard drywall becomes a perfect habitat for mold to flourish. At a minimum, choose the type of panels made for use in bathrooms. Even better, install fiberglass-faced panels with gypsum cores that are treated to resist moisture, such as DensArmor Plus (about 66 cents per sq. ft.; buildgp.com).

### 2 > Metal framing

Soggy wood-stud walls can become a haven for mold, unless built using preservativetreated lumber or wood coated with borates like Bora-Care with Mold-Care (\$111 per gallon; amazon.com). Galvanized steel framing is a mold-proof option, but to prevent it from rusting, make sure to isolate bottom plates from concrete with self-adhering flashing like Vycor Plus (\$22 for a 4"×75' roll; homedepot.com).

### 3 > Antimicrobial paint

For added peace of mind, opt for paint that kills mold spores, like Zinsser Perma-White Mold & Mildew-Proof paint (\$55 for 2 gallons; homedepot.com). Or mix an antimicrobial additive, such as M-1 Advanced Mildew Treatment (\$4.97 for 1.5 oz.; homedepot.com), into your favorite latex.

#### 4 > PVC base trim

The bottoms of walls and cabinets are vulnerable to any standing water. Trim them out with moldings made of waterproof cellular PVC. Once painted, they look just like milled wood or fiberboard.

#### 5 > Synthetic carpet

Want a plush feel underfoot? Steer clear of carpets made with natural fibers and rubbery adhesives, which can feed mold spores, as well as foam pads, which hold on to moisture. Home Fresh (about \$5 to \$6 per sq. ft. installed; empiretoday.com) is a basement-friendly cut-pile carpet made from recycled plastic bottles and infused with zeolite, an odor-reducing mineral. And because dirt fosters mold on any floor covering, be vigilant with the vacuum!

-THOMAS BAKER



### Destination antiquing

Planning a late-summer getaway? These markets and fairs are worth a visit

#### West Palm Beach **Antiques Festival**

August 31-September 2, \$8 general admission, wpbaf.com At this indoor event at the South Florida Fairgrounds, look for '60s ceramics, rattan furniture, garden salvage, and wrought-iron patio sets.

#### Adirondack Experience at Blue Mountain Lake Antiques Show and Sale

September 15, \$20 general admission, theadkx.org

This curated show is a top source for camp, cottage, and Mission-style furniture, along with rustic treasures like landscape paintings, vintage taxidermy, and Native American textiles. Entry includes admission to the museum's buildings and 121 acres on New York's Blue Mountain Lake.

#### Nashville Flea Market

September 21-23, free admission; thefairgrounds.com

Make a beeline for the open-air pavilions at this monthly flea, where you'll find 1950s chrome dinette sets, Bakelite flatware, late-19th-century farm tables, and primitive cabinets.

#### Renninger's Antique and Collectors Extravaganza

September 27-29, \$4-\$10 general admission; renningers.net About 70 miles northwest of Philadelphia, this supersize outdoor market's hot-selling items include Pennsylvania Dutch furnishings, needlepoint samplers, and pewter serving vessels, plus quirky collectibles like old-school Halloween masks. - MONICA MICHAEL WILLIS



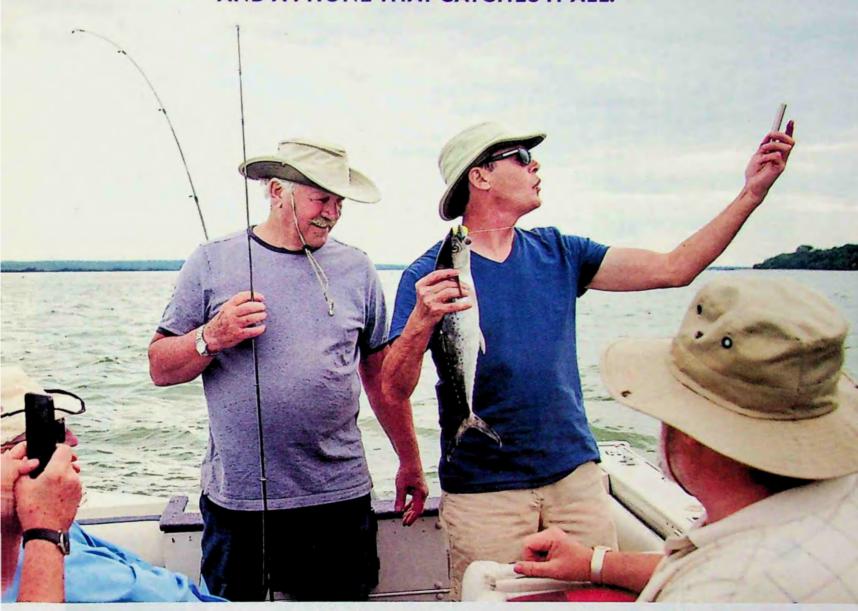
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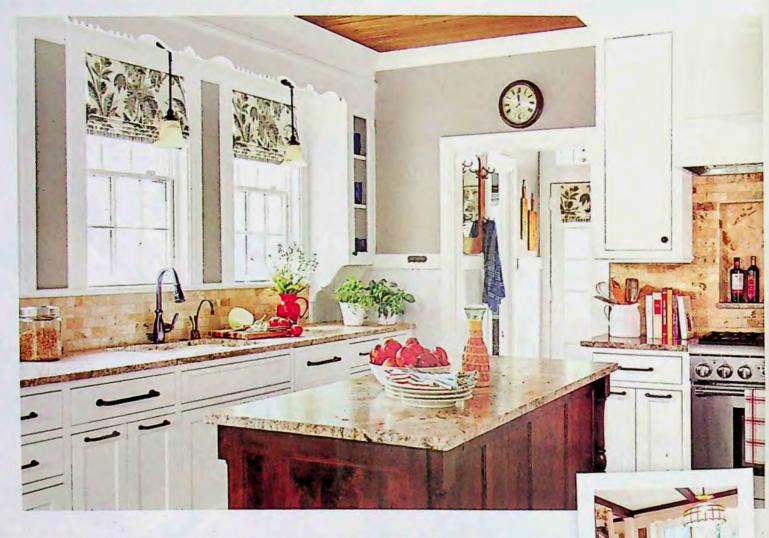
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# **Keeping the charm**

Original details inspire a kitchen remodel with improved function, flow, and finishes that blend seamlessly with the 1920s woodwork

BY NINA MALKIN . PHOTOGRAPHS BY BRIANNE WILLIAMS



A KITCHEN IS NOT A RECIPE, so a remodel needn't start from scratch.

That was the guiding principle Steve and Gay Clyburn of Monroe, NC, followed in maintaining a pair of existing glass-front cabinets joined by a scallop-trimmed soffit in the 1928 Cape Cod-style home that Gay inherited from her parents three years ago.

"We wanted the kitchen to be beautiful and practical for two working cooks," says Gay, "yet look as if it had always been that way."

So the couple enlisted the help of designer Wanda Horton, who suggested demolishing a peninsula separating the kitchen from the breakfast nook, and fully opening up the cook space to the eating area, yielding a

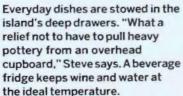
combined space of 308 square feet. A prostyle, six-burner range and vent hood moved to the opposite wall, where an underused built-in desk had stood. A new undermount sink went in beneath a bank of divided-light double-hung windows that preserve views of the Clyburns' 13 scenic acres. A slightly enlarged work island and perimeter counters offer ample, distinct prep stations. Crisp white flat-panel cabinets inspired by the vintage originals incorporate ergonomic banks of deep drawers.

"We kept the best architectural features, while greatly improving the comfort and function," says Steve of the refreshed space. To which Gay succinctly adds, "It's perfect!" BEFORE An unvented range sat in a peninsula that hemmed in the space; laminate and vinyl finishes felt dated.

AFTER A slightly larger island crafted of salvaged walhut is a pleasure to look at—and work at. The tumbled-travertine backsplash and leathered-granite countertops add subtle natural textures and patterns.

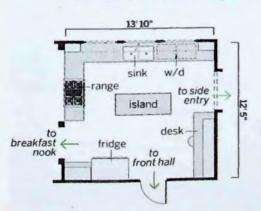
Poplar, an appealing but not particularly hard wood, is well suited to a ceiling treatment. Here, it brings a natural-wood element that contrasts with the crisp white cabinets. V-groove wainscoting in the same width as the poplar boards offers a cohesive look.





### before

A traffic-blocking peninsula and a washer/dryer beside the sink crowded the space

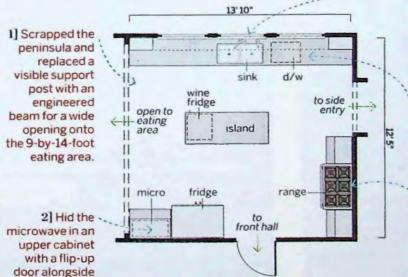




### after

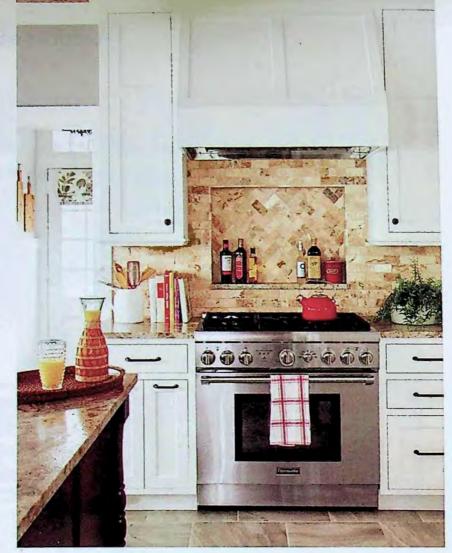
the refrigerator.

Opening the kitchen to the eating area improved flow. Adding a dishwasher and a vent hood eased cooking for company



- 3] Replaced three original casement windows above the sink with double-hungs.
- 4] Swapped a washer/dryer for a dishwasher and banks of deep drawers.
- 5] Removed a desk and upper cabinets and put in a range with a vent hood that exhausts up a chase and out the attic.

#### before + after kitchen





A retired chef and restaurateur, Steve commands lots of prep space to create his specialty dishes, while the "more self-contained" Gay handles the baking. "Nothing strengthens -or tests-a marriage as much as two people sharing a workspace," says Gay. "This kitchen makes cooking together a dream!"

Steve, who calls himself a "sautéflipping show-off chef," longed for a range hood to provide task lighting, proper ventilation, and the droning sound he calls "a Zen bass note to cook by." His arsenal of oils sits at the ready on a recessed ledge behind the range. Range Thermador



Trim on an original built-in cabinet in the breakfast area, ABOVE, echoes the scalloped valance framing the kitchen windows, RIGHT. A "nervous" flickering fluorescent over the sink was removed in favor of a trio of pretty mini-pendants.

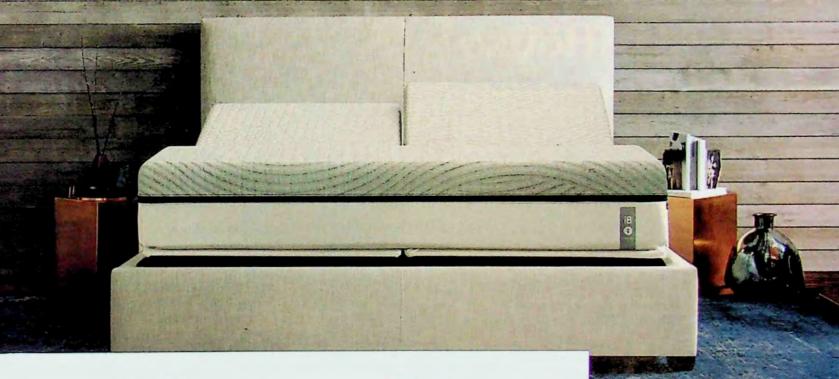


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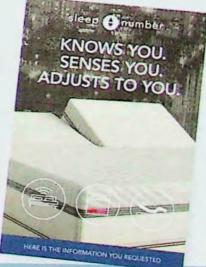
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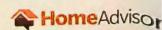
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## One to grow on

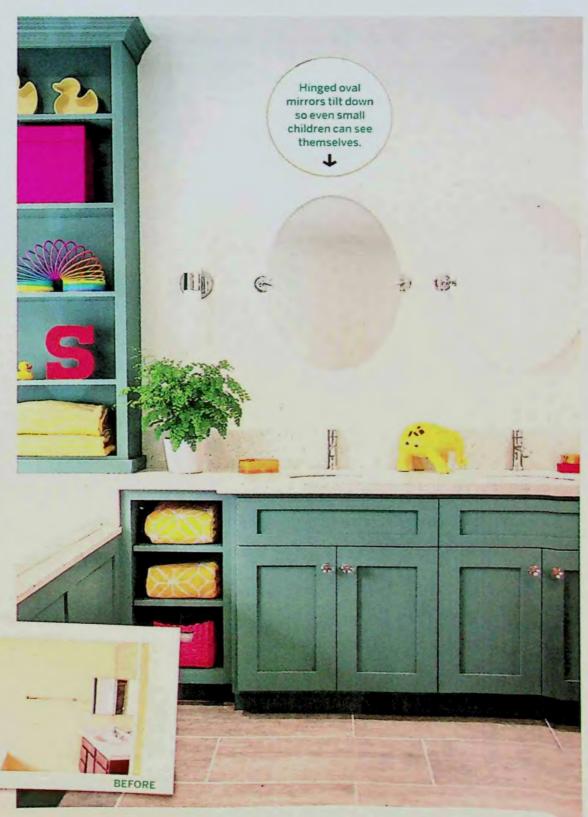
With custom storage solutions and an upbeat but classic look, this kid's personal space won't get old for ages by NINA MALKIN . PHOTOGRAPHS BY GREGG SEGAL

IT'S SAID THAT girls mature faster than boys-and with that maturity generally comes more stuff: hair stuff, nail stuff, youname-it stuff. So when Mikaela Randolph was ready to redo her daughter Aiyanna's bathroom in their 1987 Los Angeles house, adding more storage was key. She also wanted the finishes to be pretty but not precious, so Aiyanna wouldn't tire of them as she grew. "I was aiming for a fresh, inspiring look she'd be happy with through her teens," Mikaela says.

Swapping the single-bowl vanity for a double and moving it to an adjacent wall easily enhanced efficiency. Replacing the extra-long tub with a standard 5-footer allowed for a bank of open shelves at one end and a hamper cabinet at the other. Fronting the tub with board-and-batten-style paneling, giving all the woodwork a coat of rich blue paint, and adding white quartz decking created a clean look Aiyanna can enjoy for years. "I love my bathroom because it's not too girlie," says Aiyanna, now 10. "It's my Zen zone."

BEFORE A single vanity and medicine cabinet offered minimal storage. Buildergrade oak and faded yellow paint were no fun either.

AFTER Call them sleepover sinks-the double vanity is great for when friends spend the night. Open shelves offer display and stow-away space. Faucets: Delta Mirrors Moen Paint (built-ins): Benjamin Moore's Hemlock



### • before + after | bath



Aiyanna, now 10, admits she spends tons of time in her bathroom, which mom Mikaela compares to "a girl's playground."

Open shelving lets kids express their own style. "I love that I can switch out the decorations," says Aiyanna. "I'll probably collect different things as I get older."

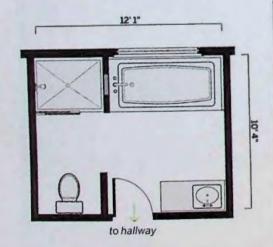




A shorter 5-foot tub made room for a built-in hamper behind a cabinet door next to the shower. Now there's no excuse for a pile of clothes on the floor.

### before

A 7-foot tub and a single sink simply didn't serve the 125-square-foot space or a growing girl

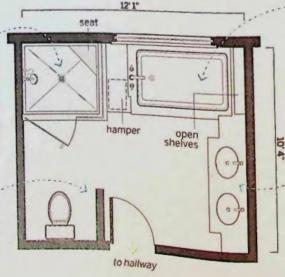


### after

Adding a double vanity, open shelves, and a hidden hamper cabinet greatly improved storage and function within the same footprint

1] Retiled the shower, added a handheld spray, swapped in two glass-panel walls, and replaced the sliding door with one that swings outward.

2] Kept the toilet where it was, screened by a low partition wall behind the door.



elongated tub with a standard 5-foot model, allowing for to-the-ceiling open shelves at one end and a built-in hamper at the other.

4] Moved the vanity to the wait adjacent to the tub and more than doubled its size, adding a second sink and open shelving at either end.

# Spray On a New Style!

CLEAN, LEAFY, and as laid-back as a summer's day, the "tropical modern" look is trending now, and this retro rattan bucket chair evokes the casual comfort of the style. However, the finish was quite outdated, and the piece was beginning to show signs of wear and tear. So we asked House One editor Jenn Largesse to reimagine this simple yet stylish seat and bring it back to life.







NOW This curbside find was transformed in just a few hours—and for just a few dollars—with the help of Rust-Oleum spray paint, a faux-fur cushion, and a foliage-pattern pillow. For easy-to-follow, step-by-step instructions, visit house.one/projects/rattan-chair

#### A LITTLE SPRAY GOES A LONG WAY

To give the chair a modern flair, Jenn selected Rust-Oleum Painter's Touch® 2X Ulltra Cover® spray paint in flat black. This premium general-purpose paint has great coverage, which makes the job fast and easy.

#### **PROTIPS**

For clean, even coverage, hold the can approximately 10 to 12 inches from your target, and, using a sweeping motion, begin and end your spray beyond the edges of the project to eliminate stop-and-start marks. Shake well, and often,

while you work. Always apply spray paint in a wellventilated area, such as your backyard or garage. And be

sure to check your product label for detailed application and drying instructions.





## **RUST-OLEUM**

Wood, metal, wicker, plastic—there's no surface Rust-Oleum can't reimagine. Find inspiration, projects, and all-surface solutions at rust-oleum.com/spraypaint **Rolling grill cart** 

This wheeled cooking companion will stand ready to assist the master of the backyard barbecue by katelin hill

summer May BE well under way, but there's plenty of outdoor grilling season left. Make the most of it with this wood and metal cart, created by blogger Jen Woodhouse, which you can build in a weekend using stock lumber, basic cuts, and pocket-hole joinery. A drill press makes adding the metal legs easier, but a drill/driver fitted with a 1/16-inch bit can do the job as well. Here's an overview of how the cart comes together; find the full step-by-step and cut list at jenwoodhouse.com.

#### THE STEPS

1] Build three shelves Cut all the pieces to length, then assemble three rectangular frames using 2×4s and 2½-inch deck screws. Use pocket-hole screws to attach 1×4 cedar across two of the three frames to form shelves. Attach blocking under one shelf's corners for casters to be screwed into.

2] Attach the legs and casters Cut, clean, and paint the angle irons, then drill holes where the top frame and lower shelves will go. Attach them with 2½-inch deck screws. Add 3-inch locking casters to the bottom corners.

3] Add the handle and top Use a jigsaw to cut out four rounded supports for the dowel. Make holes in two of them for the dowel ends using a 1½-inch spade bit; cover with the other two. Attach handle to cart with pocket-hole screws. Attach a butcher-block top finished with food-safe oil; finish the rest of the wood with tung oil. Add hooks and accessories.

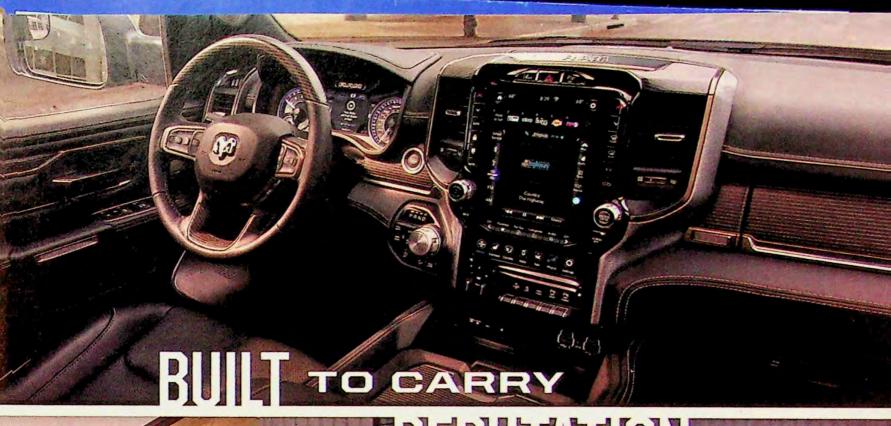


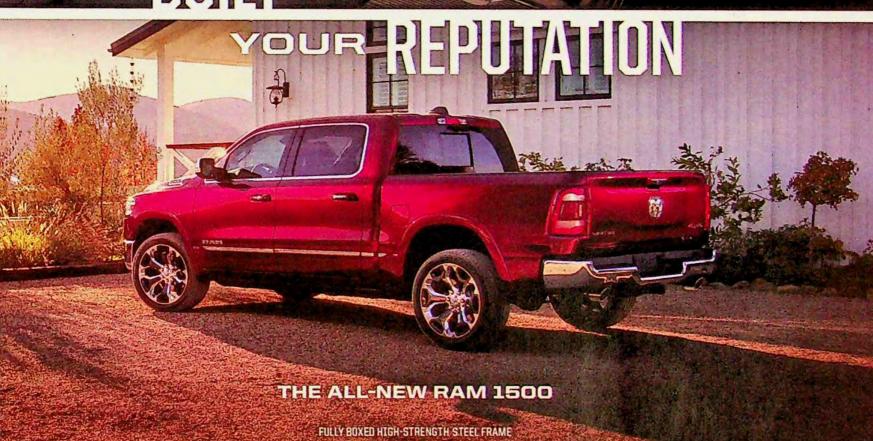






When drilling angle irons, spray cutting oil on the bit to keep it sharp and to prevent overheating.





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# **Supersize it**

A large Scandi-inspired stencil pattern and a soft two-tone paint palette offer a fresh take on the wallpaper look by katewood

GO BIG without going overboard. Here, graceful curving shapes and muted colors soften a bold design enough to suit bedroom walls. "The simple sweeps, dots, and swirls form a recognizable Scandinavian pattern that's really easy to use," says Nikki Kent, who created the design for The Stencil Studio Ltd. "The stencil also comes in five sizes; you can adjust the scale."

To re-create the look at right, though, go all in with the XL stencil, which measures about 19 by 26 inches. Start with your main color-here, soft teal-and use painter's tape to mask off openings that will get the other color. Extra tape is handy for keeping the stencil still while you work; a small roller brush will speed up the paint application. Allow your first color to dry completely, wash the stencil thoroughly, then go back with a detail brush to fill in the second color (here, pale gray). If you have a spare brush, use it to tidy up your earlier work as needed.

Not feeling blue? Kent says tonal greens, grays, or yellows could also work well. Just steer clear of overly saturated shades—after all, you don't want loud walls keeping you up at night.





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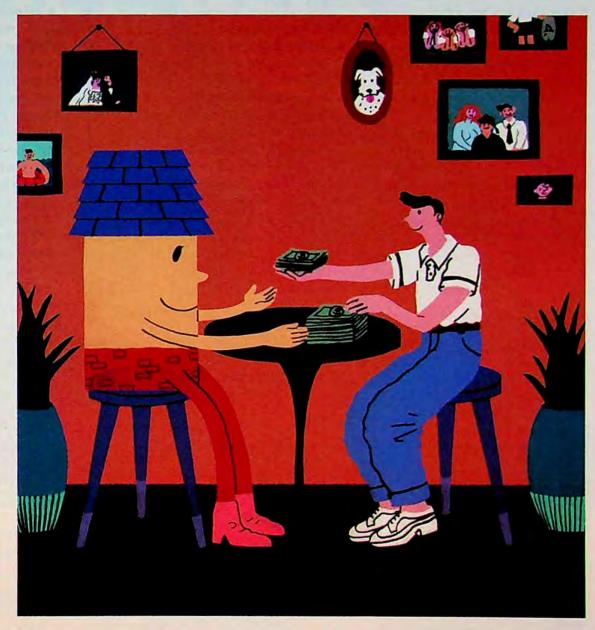
# Should you pay off your mortgage?

Even in the current tax climate, homeowners may be better served by refinancing at a lower rate and investing the savings by NATHANIEL WICE . ILLUSTRATION BY HYE JIN CHUNG

WHO WOULDN'T WANT to retire debt-free, especially with the peace of mind of owing nothing on one's own home? The mortgage-burning party was such a feature of home ownership 50 years ago that there's even an All in the Family episode from 1975 in which Archie and Edith gather neighbors and friends to proudly celebrate owning their house outright. But it's hard to imagine a similar scenario in a Modern Family episode today, unless it somehow involved the sitcom father dadsplaining the ancient rite and accidentally torching the lawn.

The disappearing custom owes in part to the rise in refinancing, as lower interest rates have made it less expensive to carry more debt for longer. When rates are relatively lower-as has happened dramatically at various points since the 1980s-mortgage borrowers who lock in a new lower rate also tend to restart the clock of a 15-year or 30-year mortgage when they pay off the older mortgage. (You don't always have to restart the clock. Some lenders offer a "rate modification" or "float down" that saves on refinancing fees and merely amends the existing mortgage with a lower rate rather than writing a whole new mortgage; always find out if that's an option.)

If a family is already tight for funds and needs the savings to make it through the month, then refinancing is a blessing because it reduces monthly costs even as it extends the life of a loan (see chart, page 28). Finance people would say



you are using your balance sheet to increase your cash flow. In our example, the refinancing puts off for an additional 10 years the day when your monthly mortgage payment is zero, but in the meantime it saves you \$300 a month.

Many personal financial advisors will look at that \$300 a month in savings and say the

mortgage is the right way to go, especially if a family can manage the monthly payments on its regular income and use the savings to make the most of an employer's retirement savings match or contribute to a tax-advantaged retirement savings account where it's invested. It's a stretch for most people to max out the tax benefits

#### dollars and sense

of retirement savings; the 2018 limit for IRA contributions, for instance, is \$5,500 (\$6,500 for those 50 or older, and double for married couples), and there are many more tax benefits if you have extra savings to stash away in other kinds of tax-advantaged plans-up to \$24,500 for those age 50 and older in a traditional 401(k).

Discuss your own situation with an expert, including your expectations about other costs, such as health care and property taxes, if you're nearing retirement. At the very least, you should check with a tax accountant to see if it even makes sense for you to deduct the interest in 2018, following the federal tax changes put in place last December. The Tax Policy Center estimates that the number of U.S. taxpayers who will claim a mortgage interest deduction on their 2018 tax returns will drop from roughly 40 million in 2017 to 16 million, largely because of the tax law's increase in the "standard deduction" to \$12,000 for individuals (\$24,000 for married couples who file jointly). If a couple's charitable contributions, mortgage interest, and local taxes,

for instance, are \$20,000, they are better off just taking the standard deduction of \$24,000, and there's no longer any tax advantage to paying mortgage interest.

A good financial advisor can also help you figure out how important it is to you personally to be debt-free. Yes, your mortgage will be running longer if you don't make extra payments to pay it off early, but that may be smart if you are comfortable with the risk of investing to be wealthier, as the retirement savings and investments would ideally outpace the cost of the mortgage over the long term. It may sound like a bad sitcom scheme, but the big idea is that you are borrowing against your home to invest in stocks and bonds, or at least to save more by making the most of an employer's retirement match at work. It's what people are doing when they save for retirement rather than retiring the mortgage, and it's a positive explanation for the disappearing mortgage-burning party: Archie and Edith would still have to make a mortgage payment each month, but they'd have a nice IRA statement, too.

### The 28/36 rule

What's a manageable mortgage payment? A rule of thumb among mortgage lenders is the "28/36" measure of how much of your total pretax income goes to paying back loans: no more than 28 percent for monthly housing expenses (property taxes, homeowners insurance, homeowner's dues and mortgage), and no more than 36 percent for all debt (car, home, student loans). This "debt-to-income" guideline roughly translates, for instance, into a 30-year mortgage of \$180,000 at 4.5 percent (monthly mortgage payments of \$912; mtgprofessor.com/calculators.htm) on a household income of \$52,000 a year. The math works if you double it—so a \$360,000 mortgage for a household income of \$104,000 a year.

Banks also take into account the "loan-to-value" measure of how much of your own money you're putting down, on the assumption that people will be more likely to keep up payments on a home that's worth more than the mortgage-this is the classic 20 percent down payment that is a cushion for the bank against a slump in property values. Neither rule is ironclad as a maximum or minimum, but the general idea is that people will not fall behind on house payments if the payments fit into their budgets.

### Doing the math

Figuring out what a refinance will cost

ORIGINAL 30-YEAR MORTGAGE		REFINANCE, 10 YEARS INTO ORIGINAL MORTGAGE		
Original 30-year mortgage	\$200,000	30-year refinance mortgage	\$165,000	
Original 30-year mortgage interest rate	5.5%	30-year refinance mortgage rate	4.5%	
Monthly mortgage payment	\$1,135.58	Monthly refinance mortgage payment	\$836.03	
Principal remaining after about 10 years	\$165,000	-	-	
Total interest paid after about 10 years	\$101,350	Total interest due after 30 years of refinance	\$135,971	
Total interest due over 30 years of sticking with the original mortgage	\$208,808	Total interest due over 30 years, including the first 10 years of original mortgage	\$344,779	
Total years making mortgage payments	30	Total years making mortgage payments	40	

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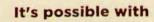
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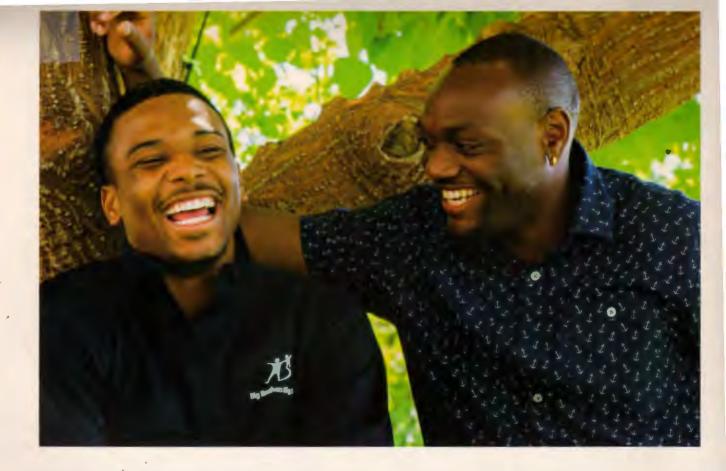
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# **Mudroom area for \$388**

A handsome DIY bench seat flanked by storage cabinets creates a stylish drop spot for a busy family by KATELIN HILL



**BEFORE** Located off the garage and back door, the laundry was a logical mudroom spot, but needed some stylish organization.

AFTER The family now has a central place to leave shoes, coats, and book bags on the way indoors. while the cabinets can hide laundry supplies.

LITTLE DIYS CAN HAVE A BIG PAYOFF during a larger renovation. With a laundry room upgrade under way in the Youngstown, OH, home that Breanna Bertolini shares with her family, she saw an opportunity to carve out a mudroom in the same space—and infuse it with some style. With new floor tile down and fresh drywall up, Breanna designed a storage bench with an eye-catching geometric design on the back, inspired by a feature-wall photo she saw online. Using 34-inch plywood and 2x4 lumber, she built a floating bench seat bridging two low-cost cabinets her father-in-law scored at a job site, then used a computer program to experiment with different patterns for the back. Once she settled on a pattern, she cut 1x2 pine pieces to length, glued the strips to plywood backing, and fastened the assembly directly to the wall studs. She painted the cabinets deep blue and used a mix of leftover stains on the rest of the bench seat and back. A row of brass hooks above the bench and a simple clothes rack made from metal brackets and a dowel add even more function in the combo mudroom/laundry space. Now Breanna, who blogs at brepurposed.com, says she couldn't love the result more. "It puts a smile on my face knowing that it's something I envisioned and brought to life myself!"

# PROJECT

Built a mudroom storage bench using stock lumber, 34-inch plywood, and two tall cabinets picked up at a big discount ..... \$225

Prepped the cabinets with leftover primer and painted them dark blue using a new gallon of latex .....\$20

Finished the bench back and seat using a mix of stains left over from a previous project..... \$0

Hung a DIY clothing rack using a wood dowel, curtain-rod brackets, and drywall anchors....\$15

Installed new brass cabinet pulls and vintage hooks bought online for hanging outerwear, bags, and hats ...........\$128

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# **English country sitting room**

Re-create the relaxed vibe of a British weekend house—and an ideal spot for sharing a cuppa—with delightfully mix-matched textiles by KATHRYN O'SHEA-EVANS

IF THERE'S ONE THING that truly "makes" the English country look, it's this, says London interior designer William Yeoward, author of Blue & White and Other Stories: "Don't try too hard." To that end, this gathering space in an 18th-century Sussex farmhouse features a mix of "smart stripes" deployed with a whiff of British eccentricity. The trick to achieving a joyful mix rather than a jumble is to stay within a classic color palette, like the Union Jack hues here. "Blue and white are always happy together, but a dash of red is the deal-maker," says the designer of his penchant for sharpening the cooler shades with rosy accents. The result? "Totally timeless."

Up ahead, ideas for bringing the look to a room of your own.

### classic fabrics

We've got no gripe with stripes—they cozy up a room, especially with select other patterns, like an ikat (or checks), peppered in. Sticking to soothing blues, whites, and off-whites, sharpened with red accents, guarantees a cohesive look. \$39 to \$82 per yard; calicocorners.com



#### Reimagining a rustic retreat

A Tudor-influenced hodgepodge from the 1970s gets a much-needed makeover by thomas baker . ILLUSTRATION BY DRAWGATE INC.



BEFORE

ITS RURAL LOCATION, in the Upper Peninsula town of Chassell, MI, and roomy interior made this 1970s brick-and-stucco house a good fit for Tyler and Heidi Jouppe and their nine children. But the home's suburban style doesn't reflect its rustic setting, and 40-plus years of harsh winters have taken a toll on the now-crumbling exterior. "We need help," Heidi says.

So we asked local architect Heather Sewell to give the house a fresh look. To create more cottagein-the-woods appeal, she suggests replacing the brick and stucco with wide lap siding in hard-wearing fiber cement. She'd endow the relatively flat facade with both dimension and function by adding a wraparound porch and gabled portico framed in locally milled timber. Elsewhere, she'd opt for durable man-made materials that blend seamlessly with the home's natural tones and textures.

"We love the porch and rock-covered chimney," says Heidi of the new design. "Thanks for the inspiration!"

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#### finishing touches

Classic accents and rustic details help give this house in the woods a cozy, cottage feel



#### entry light

This nautical-inspired pendant, in burnished bronze, complements the robust timbers framing the portico. Lighthouse Outdoor Pendant, \$289; clarksonlighting.com



#### beefy siding

These 81/4-inch-wide fiber-cement planks have 1/8-inch-thick butt edges, just like real cedar. Artisan Lap Siding in Iron Gray, \$2.21 per lin. ft.: lowes.com



#### garage door

Weather-resistant composite cladding gives foam-insulated steel panels a handsome carriage-door look. Canyon Ridge Limited Edition Series, from \$4,500; clopay.com



#### cast stone

Molded concrete veneer on the porch skirt and chimney simulates the color and texture of weathered limestone. Moonlight RoughCut, \$7 to \$9 per sq. ft.; eldoradostone.com

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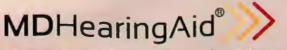
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# ask House



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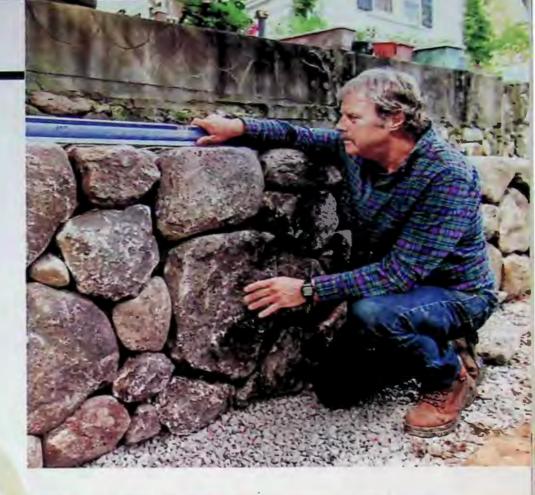
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**KEVIN O'CONNOR** 



One of the stone retaining walls next to our house is in rough shape, with bulges and loose stones. It looks ready to topple over. How can we rebuild it so it will last a lifetime? - ANTHONY GABRIELSON, HOLLIS, NH

> **ROGER COOK REPLIES: Building a** stone wall is an art that requires a strong back and the ability to take a random pile of rocks and fit them together into a three-dimensional jigsaw puzzle. I'm not saying you can't tackle this project, but like any art form, it takes practice to develop stone-wall-building skills, and it's unlikely that your first attempt will "last a lifetime."

Lucky for you, New Hampshire is rich in rocks and has quite a few professional stone-wall builders. A pro will bring in his own supply of stones to supplement the ones salvaged from your old wall.

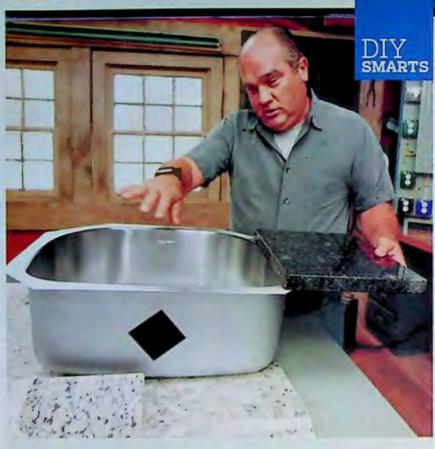
There are three ways to build a wall on-site: with large stones held together by mortar, with thin veneer stones adhered to a concrete-block wall, or with large stones held together only by

gravity. This is known as a dry stone wall. The first two methods must have a footing that reaches below the frost line so that soil movement won't crack the mortar. The base for a dry stone wall doesn't have to be so deepbecause it uses no mortar, a 6-inchthick bed of well-tamped crushed stone is sufficient—but the building process will go slower and be more expensive than the other two methods. Plus, reputable dry-stone "wallers" are scarce and in high demand, a factor that really pushes up the price of that type of wall.

But in New England, there's now an alternative: stone walls built off-site. Natural Stone Wall Solutions (naturalstonewall solutions.com) has developed a patented process in which stonemasons marry real stones to

Roger Cook checks the top of a newly installed stone wall that was manufactured off-site. The wall's sections were put in place with a crane in just a few hours.

#### ask Höüse



Countertops for undermount sinks

For my kitchen renovation, I like the idea of an undermount sink, but not the high cost of a solid countertop. Is there a way to put one of those sinks in a laminate countertop?

-STEVE BENNETT, LOWEVILLE, ONTARIO

RICHARD TRETHEWEY REPLIES: Sinks that mount below the edge of the countertop are very practical because you just wipe water and crumbs directly into them. There's no lip, like you find on drop-in sinks, to collect grime and moisture. But the exposed edge of the countertop around an undermount sink will get wet, so the countertop has to be made of materials that aren't affected by water. Usually, that means solid surfacing, concrete, or stone-either natural or engineered—like the piece I'm holding above. It's even possible to pair an undermount sink with a wood countertop, as long as its edge is sealed with a two-part finish such as a Monocoat (rubiomonocoat.com) or 2k polyurethane (mohawk-finishing.com).

While laminate sheets are waterproof, the particleboard substrate will deteriorate and turn moldy if water ever reaches it. To prevent that, certain undermount sinks can be glued to the underside of the laminate, forming a watertight, nearly seamless transition between basin and countertop. It's a slick look, for at least one-third the cost of granite. To be laminate-compatible, the sink rim has to be no less than 1 inch wide, machined perfectly flat, and make a sharp 90-degree turn where it meets the bowl wall. Karran (karran.com) is one company that makes such sinks in acrylic, quartz, and stainless steel.

Richard Trethewey demonstrates the advantages of mounting a sink rim under a countertop.

reinforced concrete, forming sections that can be used for either retaining or freestanding walls. The sections, which can be curved or straight, are trucked to the job site, where a crane deposits them on a pad of crushed stone just 24 inches deep. After the sections are set in place, the joints between the sections are hidden with stones that were fitted but not attached to the concrete.

At the TOH Generation NEXT project house in Newton, MA, the company delivered 75 linear feet of a 30-inch-high retaining wall and completed the work in less than 3 hours. Building that same wall on-site with mortared stones would have taken my crew and me more than a week.

This approach saves not only time and lots of heavy lifting but also money. NSWS's walls run about \$50 per square foot, with a minimum order of \$20,000. That's 20 to 50 percent less than standard stone or veneer-stone walls.

Right now, the high cost of transporting these sections limits their availability outside of New England. But this welcome option will likely be more widely available as more factories are established in other parts of the country.

#### Close up the crawl space

Our bungalow-style house was built in 1918, mainly of cypress. over a crawl space with a dirt floor. In the '50s, tar paper and solidoak flooring were laid over the cypress floor. While the oak floors are still beautiful, the original cypress has mold and rot in some areas. Is there a way to keep the floor from deteriorating further? By the way, we added central AC

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in the late '90s and vented the crawl-space walls in 2013.

-ROBIN BAGALA, CUT OFF, LA

TOM SILVA REPLIES: Cypress is a very rot-resistant wood, but it will decay if kept long enough in warm, moist conditions. And that's what your crawl space was like after the tar paper and oak flooring were added; they didn't allow the cypress to dry toward the inside of the house, as it could before.

But I suspect the real culprit is your AC system. It probably lowered the floor temperature enough in the summer to cause condensation to form on the cypress the same way water collects on a glass of ice tea. That moisture, trapped under the tar paper in the sauna-like crawl space, gave mold and rot fungi the perfect

environment to take hold. The decay had probably already started by the time you added the vents, which just gave warm, humid air easier access to the crawl space.

The first step in fixing this issue is to get rid of the mold and stop the decay. To do that, spray all the exposed wood in the crawl space with a penetrating, borate-based liquid such as Bora-Care with Mold-Care (nisuscorp.com). It offers long-term protection against fungi and termites.

Next, block up the foundation vents, remove any debris or rocks from the crawl-space floor, and cover the dirt with a vapor barrier—12-mil plastic sheeting—overlapped at the edges by 6 inches. This barrier will stop moisture from coming through the dirt floor. Run

the sheets up the piers and up the inside of the foundation wall to within a few inches of the mudsill. Seal all overlaps and edges with a nonhardening acoustic sealant, such as OSI SC-175 (ositough.com), and an acrylic adhesive tape, such as 3M 8087CW seaming tape (3m.com). Finally, insulate the foundation walls with 2-inch-thick, fire-rated foam panels like Kooltherm (kingspan.com). Taken together, those measures will sharply reduce the moisture buildup under your floors.

The plastic needs to remain intact after it's installed; carpet runners will help protect it from rips when someone crawls over it.

Code requires that a sealed-up crawl space receive conditioned air at a rate of 1 cubic foot per

# H

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minute for every 50 square feet of underfloor area. So figure on adding registers and a return duct down there, and consult with a local HVAC pro to make sure your system can handle the extra airflow.

When this work is done, you should find your house to be more comfortable, more energy efficient, and less prone to musty odors.

#### White water spots on a black sink

I've tried every cleaning product and method I know of to get rid of the hard-water deposits on my black engineered-stone sink, but nothing seems to work. How can I remove these deposits and restore the sink's original luster?

-LINDA DURANT, STANFIELD, OR

# What is it?

A

Sign for top of step ladder



Temporary manhole cover



Toilet drainpipe cap



Sign for just-installed tile floor

FOR THE ANSWER. SEE PAGE 42





THE NEW

The new STANLEY® FATMAX® tape measure is engineered to fit comfortably in the palm of your hand with baseball-inspired grip. Equipped with our patented Twin-Core™ technology, it features 13 feet of straighter standout® and the longest-lasting blade coating ever applied to a STANLEY® FATMAX® tape measure.















KEVIN O'CONNOR REPLIES: This is a good question for stone-care expert Fred Hueston, the founder of Stone Forensics, a technical consulting firm that specializes in diagnosing and solving problems that crop up in stone installations. Here's what he had to say.

"Engineered stone is made of crushed quartz and a resin that binds the quartz and gives it color. This material is similar to natural granite; the following techniques will work on both surfaces.

"Start by scraping off the heavy deposits with a brand-new straight razor or utility-knife blade removed from its handle. Hold the blade at a low angle and keep its entire edge in contact with the surface as you push it with short, controlled strokes.

"Wipe up the remaining residue

# What is it?

Toilet drainpipe cap
The TrapCap blocks
construction debris from
getting into a toilet's
drainpipe, and seals out
noxious sewer odors until the
time comes to install the
toilet. \$9.50; trapcap.com



with a rag wet with white vinegar, rinse the stone with cold water, and dry it off. A mild acid like vinegar should dissolve the mineral deposits without harming the quartz or resin.

"More stubborn stains usually succumb to a vinegar soak, where you allow vinegar-saturated rags to

CUSTOM COLOURS AVAILABLE

sit on the stains for several hours. After that, remove the rags and rinse the sink with clean water.

"Once the deposits are gone, wipe the sink daily with vinegar to keep them from building up again. And consider investing in a water-softening system to reduce the mineral content of your water.

"Whatever you do, avoid using abrasive cleaners such as Soft Scrub, Comet, or Barkeepers Friend on your sink. And don't let strong solvents like acetone—the stuff in nail-polish remover—come anywhere near your sink; they'll eat into the resin.

"Although no cleaner will be able to restore the luster of a scratched, dulled sink, it can be polished back to its original shine by a pro who has the right tools and skills, and who is willing to come do the work in your home."



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#### Ask THIS OLD HOUSE

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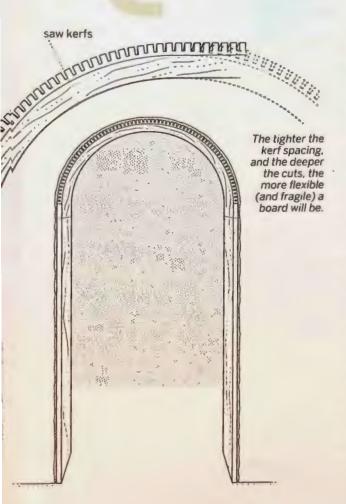
Include a complete address and daytime phone number. Published questions will be edited for clarity and length and may be used in other media. We regret that, because of the volume of mail received, we're unable to reply to unpublished questions.



# Norm's tricks of the trade

I have arched doorways and would like to trim them in wood. How do you bend wood, and what's the best wood to use?

-WALTER TRAMMELL, TOPEKA, KS



Most woods can be bent into an arch by making a series of closely spaced kerfs—partial-depth saw cuts—in the board's back face. Use a table saw or a circular saw guided by a rafter square to make the kerfs. And use only clear, straight-grained stock: Knots and other defects create weak points where the wood is liable to break.

It may take some trial-anderror on a sample of the same wood to figure out exactly how far apart and how deep to make the kerfs. Start by spacing them 1/4 inch apart and cutting them to a depth of two-thirds the board's thickness. The tighter the spacing, and the deeper the kerfs, the more flexible (and fragile) a board will be.

The easiest way to hide the kerfs from view is to use a flexible polymer molding such as Flextrim (flextrim.com), which can be painted or stained. Bending or shaping natural wood into smooth edgewise curves can be done, but is far more difficult than simply cutting kerfs.



# L.A. STORY

An eclectic 1930s house wasn't what these homeowners were looking for—but it ended up being just what they wanted

By David Masello

Photographs by Ray Kachatorian
Produced by Nicole Esposito-Polly
Styling by Sunday Hendrickson



RIGHT: One of two studies in eyecatching stripes. An expansive new dormer defines the home-office addition with exposed rafters, arched windows, and a dramatic daybed. BELOW LEFT: A twist on the classic stair runner. Wallpaper brightened with multicolor banding runs up

just the risers—and is carefully aligned—setting the tone for the











#### Jim McClintock is good with numbers.

By the time the retired marketing executive and his partner, Richard Graves, found this French Eclectic-style house in Los Angeles's Toluca Lake neighborhood, he tallied they had visited some 252 properties. "This house was the happy ending to our sixteen-month search," Jim says.

But while the couple loved the 1939 three-bedroom, two-and-a-half-bath house the moment they saw it, it was not at all what they had set out to find. "In our mind's eye, we kept seeing that typical L.A. Spanish-style house: red-tile roof, bougainvillea and a palm tree in the yard, situated on a hillside," says Jim, who now works as a yoga teacher and is a trustee of the Rancho Santa Ana Botanic Garden. "But then we saw this and recognized its potential."

One of the features that captured the couple's imagination on their first walk-through was the onestory house's level yard, with a pool in the back, which would allow them to easily meld indoor and outdoor living. "So many hillside houses we saw required having to go down a flight of stairs to get outside," says Richard, a website developer. "We wanted a home where you could be outdoors immediately, with no effort." Once theirs, "the series of dark, choppy spaces with small windows" would require a lot of work—in two phases, over eight years—to fulfill that goal.

To realize their vision of a more open floor plan, a small expansion, and, most dramatically of all, a second-floor loft/office space, they hired local architect Jeff Troyer, already a friend. "They had a big

#### **FLOOR PLANS**

Now 3,026 square feet, the house was renovated in two phases. First, the living room was expanded by eliminating a step-down TV nook and allowing direct access to a backyard pergola, and the master bedroom was made smaller in order to add a large walk-in closet. Phase two opened up the kitchen and dining room, added a guest suite at the rear of the house, and created the upstairs office with stairs inserted behind the kitchen. Ultimately, the changes added just 700 square feet.





OPPOSITE, LEFT: While paint excavation revealed that the 1939 house was originally coral pink, the exterior is now a custom shade of white with hints of blue and gray. The home's shutters and front door pop in navy blue, while windows are painted pure white for contrast.

Front-door sconce Arroyo Craftsman

OPPOSITE, RIGHT: Richard Graves (left) and Jim McClintock with their Vizslas on the guest room's built-in daybed.

**LEFT: The architect** designed the kitchen island around an old butcher block that the homeowners wanted to incorporate. He raised the room's ceiling to 12 feet with a tray shape and finished the flat center area with painted boards. New floors throughout the house are hand-scraped hickory. Paint: Benjamin Moore s Lead Gray (island, lower cabinets) and Nimbus Gray (upper cabinets at far left). Backsplash tile: Henry & Grove Brickworks from Waterworks Pendant lights Visual Comfort & Co. Island faucet Waterstone Cabinet pulls. Alno Inc Knobs: Classic Brass

wish list," says Troyer, "and I realized quickly that given the budget, the work would need to be done in phases." The first one would last 18 months, from design process through construction, and the second would stretch out to 24 months, with a break of more than four years in between.

The first round of renovations on the L-shaped house involved demolishing a series of interior walls to reconfigure the master suite, a change that meant decreasing the size of the bedroom to gain space for an ample walk-in master closet, what Troyer calls "a

showpiece of the house." The master bath also grew in size. In addition, a former TV room, located several steps down from the living room, was raised and absorbed into the latter space to enlarge it.

A conspicuous feature of that now larger living room is a limestone wall, with a cantilever and three lighted display niches. "Rich and I have binders and folders filled with magazine tear sheets," Jim says. "One of them had an image similar to the wall that Jeff designed for us. The stone read as very French Country, in keeping with the architectural style of the

**RIGHT: Three lighted** display niches and inset bookshelves break up the expansive limestone wall in the living room. The masonry feature manages to look both contemporary and in keeping with the age and architectural style of the house. The woodburning fireplace was already there. A striped rug defines the seating area. its pattern echoing the one on the stair risers leading to the loft/office. Rug: Dash & Albert



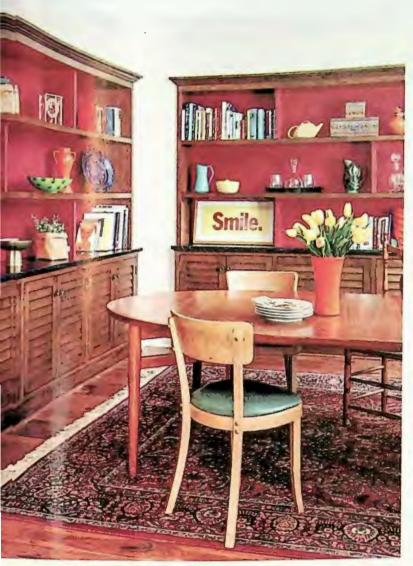
house, which we wanted to remain true to."

Once the rough-cut stone was delivered on-site, it had to be shaped into square and rectangular pieces to create the desired look. With that work done, the stonemason laid out the blocks in the backyard as if working a jigsaw puzzle-with lots of input from Richard. "We wanted the stones set as tightly as possible to minimize the mortar joints," says Troyer. The pattern then had to be translated onto the wall-all told, a process that ended up taking about four times longer than the mason expected. The wood-burning firebox stayed

where it was, in part because California code requires that new fireplaces be gas burning.

The second phase of the renovation involved turning the existing kitchen, dining room, laundry, and a small bedroom and bath into a large, open kitchen and dining space with pantry storage, while pushing out the back of the house to add a guest suite with a loft/office above it. Once it was complete, the house had grown by 700 square feet.

One of the signatures of the house's French Eclectic style is its dramatic hipped roof. This allowed Troyer to raise the ceilings of the kitchen, dining





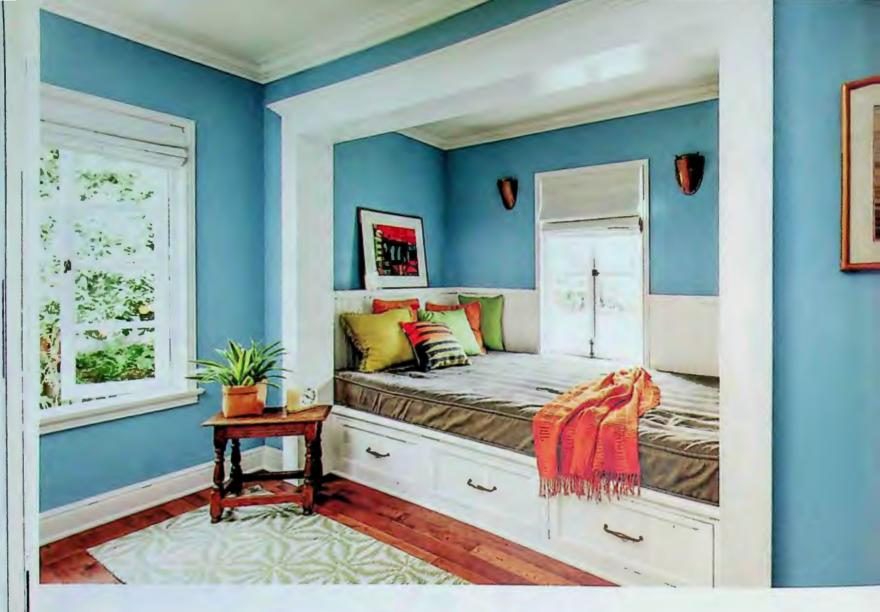
room, and master bedroom and give each one a tray shape, angled at the sides and flat at the top. The kitchen and dining room ceilings have a planked look, while the bedroom's is finished with a grid of battens for a subtle paneled effect. "There's not a lot of heavy molding in the house," says Troyer. "We all agreed to keep any new trim minimal and essential."

So careful, in fact, were the homeowners with any trim that was added that they took some existing pieces to local movie studio workshops. "We brought the original 1939 door and some moldings to the Disney Moulding Shop to have them replicated," says Jim, a perk of being a former executive. Meanwhile, another molding workshop, at Paramount Studios, expertly fabricated period-style crown molding. "It was a fun way to honor the history of the house while upgrading it," says Jim.

Of the many design details to emerge from the latter phase of construction, one of the smallest remains ABOVE LEFT: The dining area built-ins feature louvered cabinets similar to vintage ones the owners saw in a photo of a Paris wine shop. Two are shallow, where pantry space was borrowed on the opposite side of the wall to fit the dogs' crates. Paint Benjamin Moore's Ivory Tusk (walls) and Santa's Suit (built-in interiors)

ABOVE RIGHT. The master bedroom got a new tray ceiling and telescoping French doors. Paint (walls). Benjamin Moore's Pale Oak Doors: T.M. Cobb one of the most conspicuous. The risers on the stairs to the loft sport a colorful multi-stripe pattern reminiscent of a men's shirt by designer Paul Smith. When the painter's bid proved prohibitive, the owners had the pattern translated onto vinyl wallpaper. The result is both decorative and scuff resistant—and very recognizable. "Those stairs are so popular on Pinterest," says Troyer, "that according to Jim and Richard, when people walk into the house, they say, 'Those are your stairs? I've seen them online."

The stairs lead to office space defined by a handsome rhythm of arch-top casement windows and
exposed rafters overhead, with a custom-built daybed that spans the window wall. But what appears
to be just a favorite surface for lounging—particularly popular with the owners' two Vizslas, Kichai
and Koa—also conceals ductwork for the home's
forced-air system. Large storage drawers in the
platform base, one of which holds the home's audio





ABOVE: Expanding the house's footprint allowed for a new guest bedroom with a deep daybed alcove that hides a flat-screen at one end-or, as Richard Graves dubs it, "a perfect TV cave." Mattresses were made to fit the space, so it could function as both seating and a sleeping area for guests. Paint: Benjamin Moore's Whipple Blue (walls) and White Dove (trim). Windows. JT Windows

LEFT: The master bath features a double console sink and a tall window that channels natural light. Tile Walker Zanger

equipment, are interspersed with decorative metal registers. As Troyer says, "The challenge of designing an exposed ceiling like this is that you lose any attic space where you might normally run wiring and mechanicals."

Meanwhile, to keep the ridge of the dormer roof as low as possible to conceal the addition, Troyer worked closely with a structural engineer. Instead of using bulky batt insulation, he chose rigid foam panels that lie flat on the roof's underside.

Downstairs, the homeowners wanted to maximize the house's flow. "No matter what kind of party you plan, or where," says Richard, "everybody always winds up in the kitchen," a dynamic that the couple, who entertain frequently, knew well before the renovation. So for the reconfigured space, they had Troyer raise the ceiling and combine the room with the open-concept dining room. "This new space is actually the largest room, if I can even call it a room," says Richard, "and like the rest of the house, except for the bedrooms and bathrooms, there are no interior doors,"



Color gives each space its own identity and personality—from the two tones of gray on the kitchen cabinets to the rosy-red interiors of the dining room built-ins to the ethereal blue walls of the guest bedroom, meant to evoke "the feeling of sleeping in the sky," according to Jim. He adds, "We spent a lot of time testing paint colors."

The kitchen's spacious island incorporates an enormous maple butcher block the owners discovered at an antiques store in Elk Rapids, Michigan. "We loved the way it undulated, we loved the character of it, the knife marks, the dovetails," Jim says. That the wood perhaps dates from the cra of the house was another appealing attribute for the homeowners, who were intent on honoring the history of the house. Troyer ended up having to add a support frame of 2x4s to accommodate the weight of the massive block of wood.

Among the house's other highlights are walls of telescoping French doors that lead from the open kitchen/dining area, the living room, and the master bedroom to the yard and pool. When fully open, the

ABOVE: Part of phase one involved the design and construction of a square redwood pergola with a slatted roof to filter sunlight while remaining open to the sky. The outdoor dining area was sited by the existing pool and is accessible via telescoping French doors from the living room and kitchen/dining room.

doors create unimpeded 12-foot-wide expanses that make for easy circulation.

A second, alfresco dining room sits right outside the doors, beneath a redwood pergola. With the area's heat and often piercing sun in mind, Troyer devised the structure with two layers on top of the usual rafter assembly, with more rafters crisscrossing the first layer, topped with closely spaced 1xs perpendicular to them, forming a tight latticework. This significantly filters strong sunlight, while the roof remains open and the sky visible. Reinforcing the pergola's support posts are broad brick plinths that serve as sitting walls for party seating.

Given the scope and length of the project, the homeowners both admit to becoming true renovation detectives during the work. "We learned that if you really, really care about getting the details right in a project, you have got to be there, on-site, and stay observing," says Richard, as they both point to five binders of paperwork they have kept. "Now that it's all done," he continues, with Jim chiming in, "We can say we got exactly what we wanted."



# **Phoenix Rising**

Civic-minded homeowners help resurrect a 1903 house in the heart of downtown. enlivening it with color and pattern to spare

BY DEBORAH BALDWIN . PHOTOGRAPHS BY ELLEN MCDERMOTT PRODUCED BY NICOLE ESPOSITO-POLLY • STYLING BY SUNDAY HENDRICKSON

Four years ago, Caroline Van Slyke was at a meeting in downtown Phoenix when she looked out the window, saw a forlorn little house, and decided "it needed some love," she says. "It was like the house was speaking to me, telling me to adopt it. I know it sounds crazy,"

Today, the old Tharaldson house—now the Van Slyke place—is a must-see on the annual neighborhood house tour, and its lively new terrace is something of a local watering hole, complete with an 8-foot-tall wood-burning pizza oven crowdfunded by happy regulars.

The story of how all this came to be is one of personal renewal, urban renewal, and homage to the city's pre-statehood days.

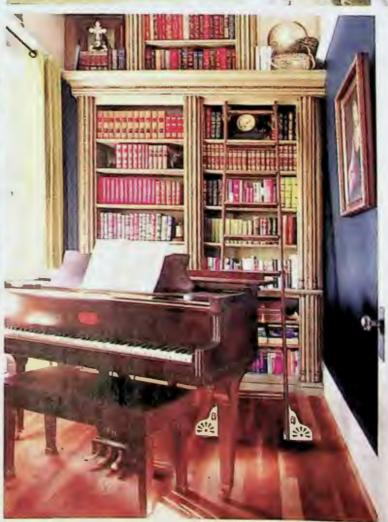
While very much a modern metropolis, Phoenix has lately trained its sights on its old downtown and its shrinking supply of neoclassical cottages, some abandoned so long ago they **ABOVE: Glazed Talavera tile** in a dozen patterns, glossy Tolix-style chairs, and strings of cheery pennants embellish the 1903 brick house's new back porch. Chairs Flash Furniture

OPPOSITE, CLOCKWISE FROM TOP LEFT: Homeowner and designer Caroline Van Slyke's love of exuberant color and pattern unites the rooms of the house and backyard guest cottage with energetic florals, bold checks and stripes, and lively green accents. The guesthouse's colorful downstairs bath serves Caroline's office/ workshop; the office Includes this sitting area: the main house's library holds treasured books and a plano; the house's entry fover retains its door and transom. Bath tile: Merola. Curtains: Pottery Barn. Paint (library walls): Sherwin-Williams's Indigo Batik











LEFT: The living room's wood-burning fireplace survived decades of neglect, needing only a scrub-down. Roman blinds on the original single-pane windows blunt the Arizona sun, Curtains: World Market. Paint: Dunn-Edwards's Spanish Olive (lower walls) and Benjamin Moore's Seashell (upper walls)

OPPOSITE, LEFT: The kitchen finishes are an artful mix of texture and color, Rough exposed brick meets a velvety blue-gray wall with a custom range hood and a ceramic-andmarble-mosaic backsplash. The glossy black island has a smooth Italian-marble top and glass-front cabinets for dishware. Pendant fixtures: Schoolhouse Electric. Paint (range wall): Dunn-Edwards's Blue Steel

**OPPOSITE, RIGHT: Wicker** chairs easily slide outdoors in good weather and give the dining area a warm, informal air. The adjacent living room is a favorite gathering space for the family-a TV hides in the armoire. Wallpaper, A.S. Création. Chandelier: Pottery Barn. Table: Sweet Salvage. Chairs: World Market

became wards of the city. The one Caroline spotted was just 1,733 square feet, with a sagging front porch, on a bare lot. It sits in the Roosevelt historic district; a leafy streetcar subdivision when the 1903 house was built, it was a shrinking dot in the urban orb by the 1970s.

Walk by the house today and it's hard to believe this is the same one Caroline fell for. The porch stands erect, its fluted columns freshly painted, its front door an upbeat apple green. Step inside and you find highceilinged rooms finished with period trim and warm, old-world touches, "like the macaron shops in Paris," says Caroline, a self-confessed Francophile.

While some house hunters seek out a finished product where every sink and light switch has been taken care of, Caroline prefers to strip a find to its worthy bones and refinish it inch by inch. The process may be messy, costly, and a challenge to one's sanity, but when you're done you've got everything the way you want it-from the size of the kitchen island to the tile on the back-porch stairs.

Flash back to 2014, when Caroline, her husband, David, and their two kids were in a 1951 ranch house on a generous lot in a neighborhood 40 blocks away. The couple had renovated the whole house and garden, right down to the duck pen, but "that house was twice the size of this one and it was more property we didn't want to take care of it," Caroline says. Their daughter was a year away from going to college, leaving behind a single younger sibling, so the







The 1,733-square-foot one-story house lost a wall to open up the living area; walls were added to create a laundry room. The two bedrooms are original, the two baths are replacements, and the back porch is new. The two-story guesthouse holds a garage and office/workshop downstairs.





household, two cats and a dog included, soon would be ready for a smaller, easier-to-care-for nest. The couple were also craving a more civic-minded existence that would allow them to give back—and downtown needed a hand.

"We were ready to simplify our life," Caroline says now. "We had to decide, are we going to do something different while we still have the energy?"

Their move was well-timed. The city was striving to revive its historic districts—historic being relative in a city that wasn't incorporated until 1881, but meaningful when office towers are on the march. City Hall had partnered with a developer, Matthew Seaman, to get the house, its fire-damaged dirt-floor carriage house, and the building next door back on their feet. Or rather, back on their foundations—the structures' various sides, tops, and bottoms "were not properly bonded together," as Seaman puts it.

To make things interesting, the city would take care of some of the advance work on the house, mostly on the exterior, including windows and the







OPPOSITE: The master bath blends traditional finishes in a fresh, contemporary way. The vanity was retrofitted with a marble top and a pair of brass bin pulls to complement the vintage Italian sconces. A glass-front cabinet holds baskets of towels. Floor tile: Arizona Tile. Wallpaper: Cole & Son. Sinks: Kohler. Faucets: Newport Brass

**ABOVE: Giant candle** sconces add drama to a master bedroom dressed in layers of color and pattern. Headboard: West Elm. Paint (walls): Benjamin Moore's Seashell

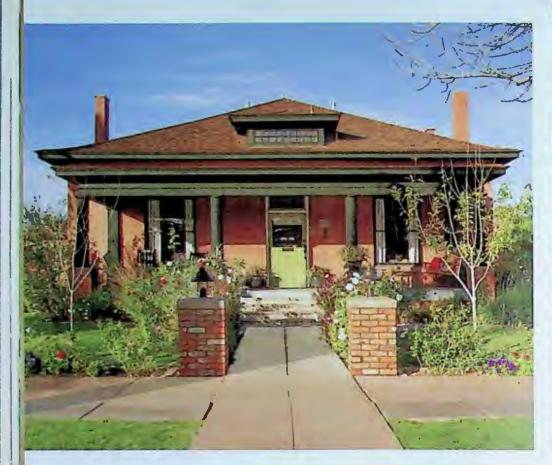
LEFT: Gingham checks travel into a kid's room and onto a bed crafted from antique French doors.

foundation, then sell it before it was livable: And as an incentive to new owners to maintain a house's period integrity, an existing state program would reduce the property taxes. Working with general contractor Mike Cefaratti, Seaman tackled structural problems, reinforcing the foundation, replacing the roof, rebuilding the porch, and adding an electrical panel. The Van Slykes would finish the renovation with Cefaratti, and, in time, replace the old carriage house.

The exact style of the low-slung house is hard to put a label on. Architecturally, it's a "confab," says Lynn Tenney, a building designer who contributed to the renovation plan. But it embodies a historical time and place-and today, a public-private effort to transform half a city block that had been fenced off since 1985 and was threatened.

Seaman was drawing up his to-fix list when Caroline and David appeared on the front stoop. "And less than a week later we contracted to buy it," Caroline says. "The house found us."

A commercial banker who is so used to his wife's





nonstop home improvements he's been known to walk in the door with an amiable "Oh, this is green now!," David knew taking on the project would mean juggling two houses long enough to renovate, but it also meant that he would be able to walk three blocks to work. "We saw the house on a Monday at 10," Caroline says, "and by 10:30 we were shaking hands with this developer...."

It helped that David had grown up in construction—his father ran an insulation business—and that Caroline had spent years helping clients with their decor. It would take nine months to get past stage one in the overhaul of the new place. Crews replaced framing and joists; repaired a chimney; installed new plumbing, wiring, and ductwork; and restored existing plaster. They also turned the small basement into a wine cellar with a spot for a tankless water heater and built a new back porch.

The couple commissioned two replacement baths, an open kitchen, and a laundry room. They strove for authenticity, restoring original transom windows, matching trim, hanging solid-wood five-panel doors, and putting down domestic-oak floor planks with a hand-applied oil finish.

The cozy size of the house stayed the same, now

neatly organized and functional, with the kitchen at its psychic center. An 8-by-5-foot island acts as a staging ground for two gung-ho cooks; one of Caroline's few regrets is a white apron sink that has a hard time standing up to the couple's enameled castiron cookware.

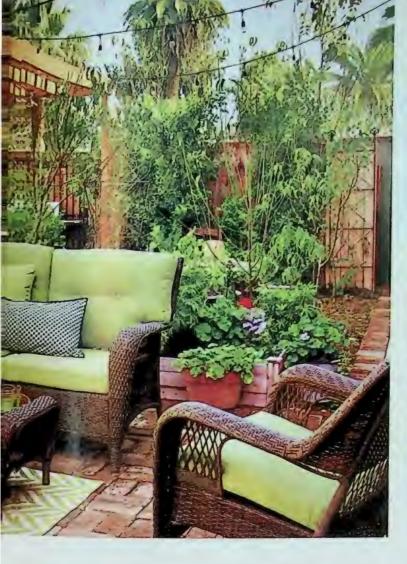
When she isn't busy helping crank out pizza for her fund-raisers, Caroline serves on the board of the Roosevelt Action Association and teaches classes in jam-making and sustainable living. She has even shared tips on how to kill and pluck a chicken.

Her background as an artist and interior designer has meanwhile served the once-austere little cottage well. She knows proportion and scale and how to lower a ceiling with a shot of yellow-green, and doesn't mind hanging her own wallpaper ("works out my anxieties") or, for that matter, having to set aside an extra roll of gingham grasscloth ("the cats!"). Shifting from must-have to budget mode, she balances pricey bridge faucets with a basic chrome finish, and \$250-apiece custom molding knives to replicate trim with big-box-store curtains she doctors with grommets and sewn-on borders.

Parisian influences aside, "it was the space dictating how it should look," she says. "I didn't want it

ABOVE LEFT: The durable little 1903 house is prized for its frontier spirit and eclectic architectural style. The original door's new hue is echoed inside. Paint Dunn-Edwards's English Forest (trim) and Early Harvest (door)

ABOVE RIGHT: The homeowners turned the formerly barren quarteracre lot into a series of outdoor rooms, complete with a salvaged-brick terrace, a pergola, and a wood-burning pizza oven. Out of view are the orchard, vegetable garden, and henhouse.







ABOVE RIGHT: The farm-stand sign is a holdover from the homeowners' previous place and a reminder of their love of homegrown, home-cooked food.

LEFT: David and Caroline Van Slyke, with their son, David Jr., 11, and Henny Penny, a 10-year-old Buff Orpington hen. to look new; I wanted to keep the existing original details and restore ones that were missing."

When the family moved in, plans to replace the old carriage house were still being drawn up, and the scoured yard still awaited the couple's green touch. What visitors see today is a brick-and-cedar back-yard beacon with a cedar-shake roof that matches the main house's. It holds garage, office/workshop, and guest space, and sits in an edible landscape, complete with fruit trees and a chicken coop. The couple put down the terrace using vintage bricks salvaged from Seaman's dumpster, and also added a pergola, now a setting for farm-to-table dinners and a symbol of what can be done to save an urban downtown.

Polished finishes, inside and out, could serve as Caroline's business card. "There's nothing like having thousands of people parading through your home to motivate you to get all those little things done," she joked on her blog, exaggerating only a little, after last year's Historic Roosevelt Home Tour.

Waxing a bit about the new oak floors, which creak convincingly, she added, "This home had a life before us and it will have a life after us. We are just its stewards for now, and we have tried to make our decisions accordingly."

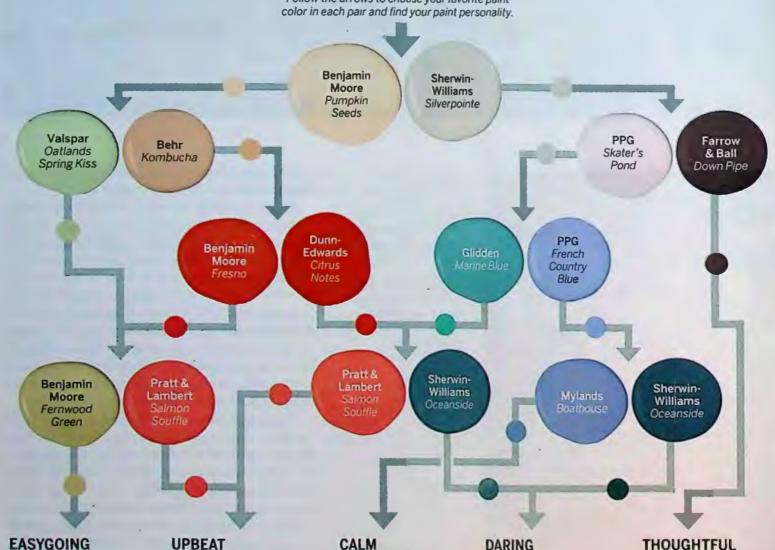
# What's your paint personality?

Sunny yellows, soothing blues, revved-up reds...every color has an innate character. That may be why the hues we're most at home with reflect traits of our own. Want to know more? Take our paint-color quiz to find shades that will suit

by Kate Wood · produced by Nicole Esposito-Polly

#### **BEGIN HERE**

Follow the arrows to choose your favorite paint



#### **EASYGOING**

This pale, mossy shade of green fits your relaxed temperament. See the opposite page for more.

A punchy orange captures your positive energy and ambitious nature. Turn to page 62 to learn more.

#### CALM

A moderate blue is a match for your peaceful approach to life. Find out more on page 63.

#### DARING

Dive in with a bold teal that conveys your confident attitude. Flip to page 64 for more info.

#### THOUGHTFUL

Sophisticated dark gray works for your composed character. Get your color cues on page 65.





YOU ARE...

#### **EASYGOING**

Cool as a cucumber? That notably chill vegetable evokes the color of these paneled walls. "If you gravitate to shades like this, you're someone who likes to keep your cool." says Bonnie Krims, a color consultant based in Concord, Massachusetts. "The color feels like a breath of fresh air." Pairing this lighter yellow-green above the chair rail with a deeper, blue-tinged one below creates a laid-back look, which gets a welcome dose of sophistication from the sharp silhouettes of the black mid-centurystyle furnishings.

OR TRY: Colors inspired by the natural world, like these shades of green, match your serene outlook.



Valspar Oatlands Spring Kiss



Behr Marquee Desert Springs



Glidden Softest Juniper



Farrow & Ball Teresa's Green



YOU ARE...

#### **UPBEAT**

Drawn to this vibrant color? You're a glass-half-full type of person who isn't put off by trying something new. "If you love this shade, you're not afraid of taking risks," Krims says. "You'll easily take the plunge with walls painted in this kind of fun, energizing orange." The bold, bright color fills this space with warmth; adding neutrals and cool, saturated hues in the decor balances the wall color while maintaining the mood. Even on a drab, rainy day, this room gives off a cheerful, sunny vibejust like you.

OR TRY: These punchy oranges and reds pop as accents, but with your joyful self-assurance, you'll likely paint the whole room!





Benjamin Moore Fresno

Dunn-**Edwards** Citrus Notes

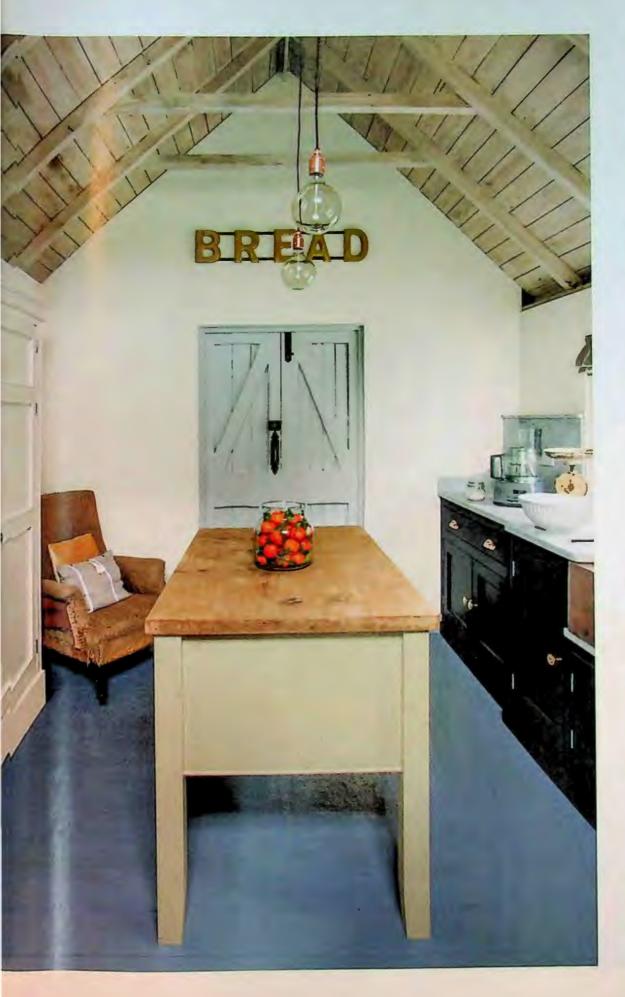




Sherwin-Williams **Daring** 

Behr Dragon Fire







#### YOU ARE...

You believe patience is a virtue, have a knack for resolving conflicts, and, of course, you're smitten with the serene blue found on this kitchen floor. "This color's for those who prefer a restful pace to a rushed one, and who prioritize harmony and peace," says Krims. Similarly, this kitchen's mix of cool blues and grays feels soothing rather than standoffish. Juxtaposed with the natural wood of the ceiling and island top and the sparingly-used warm metallic finishes, the result is perfect harmony.

OR TRY: From pastel periwinkle to mid-toned slate, these cool blues strike the right notes for you.



PPG French Country Blue



Pratt & Lambert Colonel's Lady



Valspar Wellspring



Glidden Antwerp Blue



#### YOU ARE... DARING

An envelope-pusher like you isn't going to choose a paint color you'd see in every house on the block. "If you're enchanted by this deep teal, you're not interested in the ordinary." Krims says. "And painting an area this large with such a striking color suggests confidence." This cabinetry's paint job looks especially jewel-like set against the copper-colored tile backsplash and gleaming countertops. It's an effect that bespeaks a fearless attitude with a healthy dose of swagger.

ORTRY: From near-green to true turquoise, these bold shades of blue mesh with your maverick sensibility.



Behr Beach Towel



Benjamin Moore Varsity Blues



Glidden Marine Blue



Pratt & Lambert Iroquois





WOU ARE...

#### THOUGHTFUL

FPrefer page to screen? 聞's no wonder you chose Uthis dark gray. "Gray is tithe color of intellect," 2says Krims. "If you're odrawn to darker grays. Yyou're composed and • contemplative " On this i bedroom's paneled · walls, dark gray adds • depth: The paint color blends with the metal of the bed and table, and creates the effect of a spotlight on decorative peces like the table lamp. That kind of planning is no accident, but for you, it comes naturally

ORTRY: A warmer or cooler gray—or even one with a hint of blue or green—could be your ideal room color.



Sherwin-Williams Cyberspace



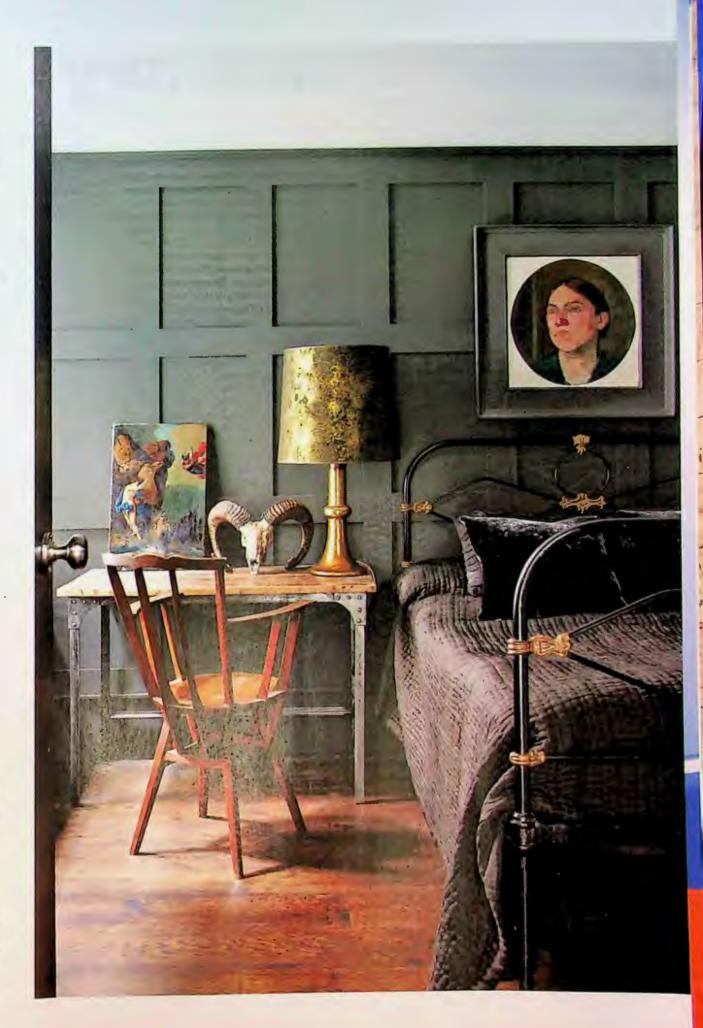
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Dunn-Edwards Blue Steel





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COVER See the listing for "L A Story"

HOME SOLUTIONS (pp. 7–12) Clever uses for extra wallpaper > Dresser makeover: Barb Blair; knackstudios.com. Dresser wallpaper: Foxen by Holli Zollinger; spoonflower com More ways to work with wallpaper > Hutch makeover: Heidi Shamberger, Lovely Dovey Design, Salem, OR; 503-910-2210 Hutch wallpaper: Striped Hexagon, roommatesdecor com Drawer makeover: Shelley Westerman, crazy-wonderful com Drawer wallpaper: Garden Bloom; miltonandking.com. A clean sweep for ceiling fans > Thanks to Melissa Maker, cleanmyspace com

BEFORE + AFTER: KITCHEN Keeping the charm (pp. 14–16) Designer: Wanda S. Horton Interior Design, Monroe, NC. wandashorton.com. Contractor: Byron Lawson Builders, Charlotte NC, byronlawsonbuilders.com Cabinets: Precision Wood Specialties, Charlotte, NC, 704-506-4760. Appliances: thermador com. Sink: kohler com Faucet: moen com Tile: tilecollection.com Paint: Argos (walls), sherwin-williams.com; Decorator's White (cabinets), benjaminmoore.com. Lighting: leelighting.com

BEFORE + AFTER: BATH One to grow on (pp 19–20) Designer: Kelly Finley Joy Street Design, Oakland, CA; Joystreetdesign com Custom cabinets: JM Kitchen Cabinets Corporation, Los Angeles, Imkitchencabinets com Paint: Extra White (walls), sherwinwilliams com Tub: kohler com Tile: Piemme Geostone (shower), avalontilewholesaler com, Stark (floor), contempotile com Sconces: George Kovacs; minkagroup net.

PAINT IDEAS Supersize it (p 24) Thanks to Nikki Kent, designer and creative director, The Stencil Studio Ltd., thestencilstudio.com Stencil; XL Scandi Damask, thestencilstudio.com

**GET THIS LOOK FOR LESS English country** sitting room (pp 32-33) Main photo: from Blue & White and Other Stories: A Personal Journey Through Colour by William Yeoward (CICO Books, 2017). Upholstery fabrics (clockwise from top left). Creedman American Classics Crypton Home in Admiral, Primitive Stripe in Red/Natural, Coronado by Jaclyn Smith in Navy, Adamson Stripe by Ralph Lauren in Americana, Bahia by Bella Dura in Blue; calicocorners.com Pillows (clockwise from left): Laurel Foundry Modern Farmhouse 18×18-inch Elencourt 100% Cotton Throw Pillow Cover in Blue/Neutral, Laurei Foundry Modern Farmhouse 14×20-inch Chacra Lumbar Pillow. Birch Lane 18×18-inch Lyon Striped Pillow Cover; wayfair com

PHOTOSHOP REDO Reimagining a rustic retreat (p. 34) Thanks to Heather Sewell, Heather

Sewell Architecture, Atlantic Mine, MI heathersewell.com.

ASK THIS OLD HOUSE (pp 36-43) White water spots on a black sink > Thanks to Fred Hueston, Stone Forensics: stoneforensics.com

LA. STORY (pp. 44-51) Architect: Jeff Troyer, JWT Associates, Los Angeles; jefftroyer com Contractor: Landmark Construction Crew, Los Angeles; mylandmark la Loft > Paint: White Dove (walls and ceiling), benjaminmoore com Kitchen > Bar fridge: Sub-Zero; subzero-wolf .com. Range and microwave: Viking, vikingrange .com. Tile: Exquisite Surfaces (nook and desk): xsurfaces com. Master bedroom > Washable paper-bag plant pot: L'AVU: eleventhroom com Guest bedroom > Sconces: Ralph Lauren Home, circalighting com Rug: Dash & Albert. annieselke com Master bath > Faucet: newportbrass.com. Outdoor dining room > Custom doors: T.M. Cobb, tmcobb.com Windows: itwindows.com.

PHOENIX RISING (pp. 52-59) Interior designer: Caroline Van Slyke, Boho Farm + Home. Phoenix; bohofarmandhome com Contractor: Outstanding Construction Service LLC. Scottsdale, AZ. 602-571-1011 Contributing building designer: DKLT, Scottsdale, AZ, dkltofscottsdale com Kitchen > Custom cabinets, island, and range hood: Rysso-Peters Handcrafted Cabinetry, Scottsdale, AZ; ryssopeters.com. Refrigerator: Bosch. bosch home com Range and wine fridge: thermador com. Countertop: arizonatile com Backsplash tile: merolatile.com. Faucet: Perrin & Rowe, rohlhome com, Dining room > Buffet cabinet: ryssopeters com Paint: White Dove (buffet), benjaminmoore com; White (trim), dunnedwards com Countertop: arizonatile.com Kid's bedroom > Paint: Seashell (walls). benjaminmoore.com

#### WHAT'S YOUR PAINT PERSONALITY?

(pp. 60-65) Thanks to Bonnie Krims, architectural color consultant, Concord, MA; bonniekrims com Easygoing room > Paint: Urban Nature (below chair rail): benjaminmoore.com Calm room > Paint: Charterhouse (built-ins and walls), Islington (door), Alderman (island), Bond Street (base cabinets); mylands.com

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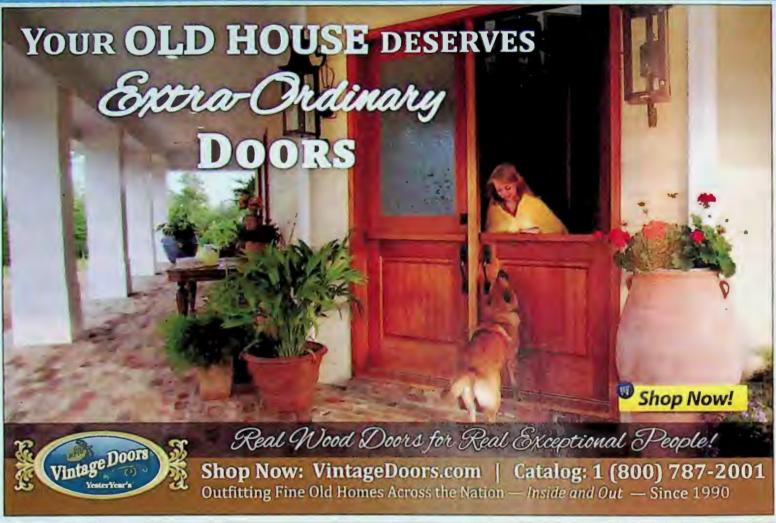
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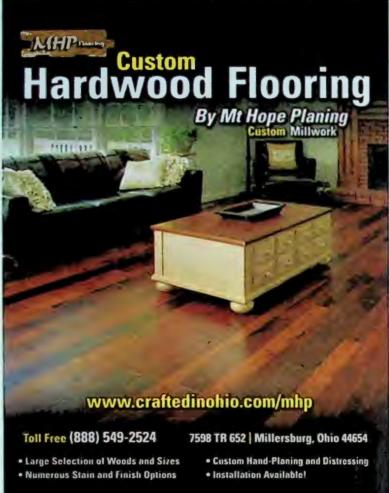
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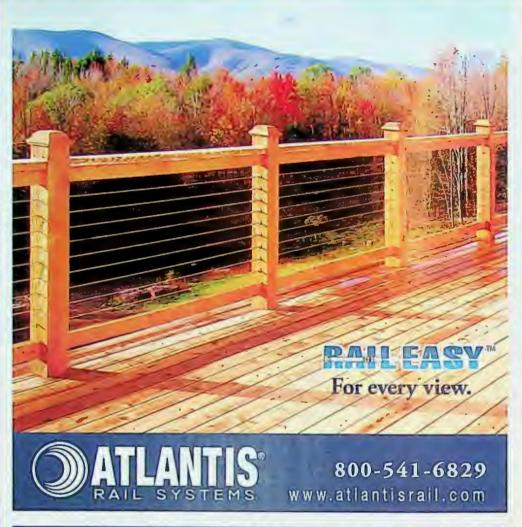


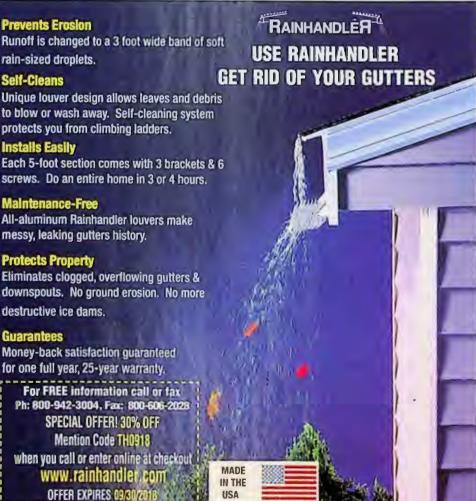
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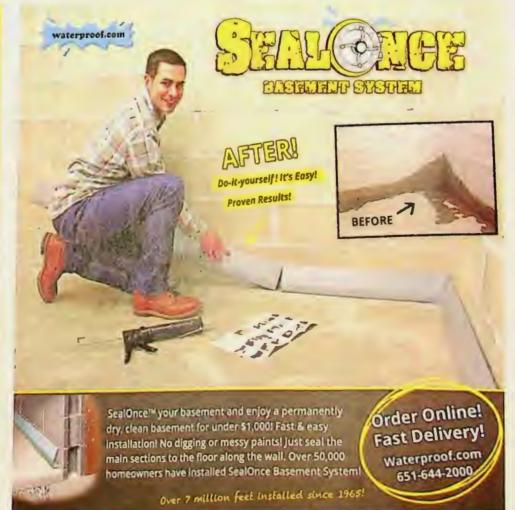
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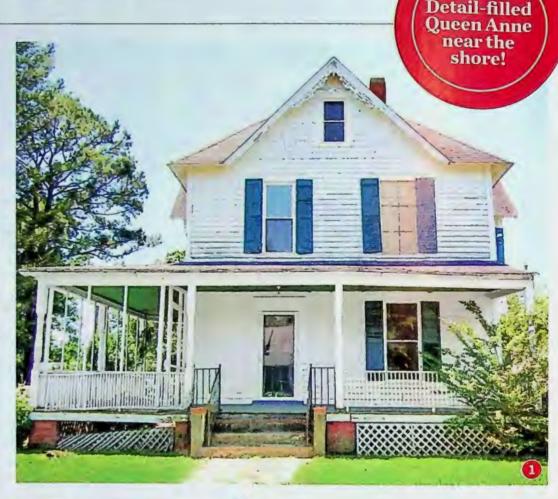
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PRICE\$58,000 LOCATION Parksley, VA CONTACT Nancy James, 757-787-1010

THE HISTORY Every Sunday after church, Anne Kilborn, her sister Sue, and their mother would join the girls' grandmother for a leisurely lunch in this 1906 Queen Anne. "I always liked it because of the stained-glass window on the stair landing," says Anne, who remembers being 8 or 9 at the time. "It also had one of those great back staircases, which I loved running up and down." Anne's great-grandparents originally moved to Parksley from big-city Baltimore; her grandparents followed sometime in the 1930s, and bought this house. After Anne's grandmother died in 1973, her mother, who grew up in the house, rented it out; it has stood vacant for years now.

WHY SAVE IT? The three-bedroom, two-bath home was built to last, with sturdy hardwood floors, pocket doors, bull's-eye moldings, and 6-foot-tall double-hung windows. That stainedglass window Anne loved so much is still there too. The house's location in the historic railroad town of Parksley, on Virginia's eastern shore, adds to the attraction, as does its quiet, tree-lined street with other striking Victorian-era homes, many in pristine condition. The house's corner lot also holds an outbuilding where Anne's grandfather once raised and sold chicks; it would make a great office or studio.

WHAT IT NEEDS In short, some serious love. Whoever takes on this property will need to put in a new heating and cooling system and a new kitchen. replace some windows, and redo the electrical. While Anne Kilborn, who now lives a couple of towns away, is sad to part with her grandmother's house, she's hoping to find a buyer who will want to restore it to its original gloryand maybe even invite her over for Sunday lunch. - KEITH PANDOLFI



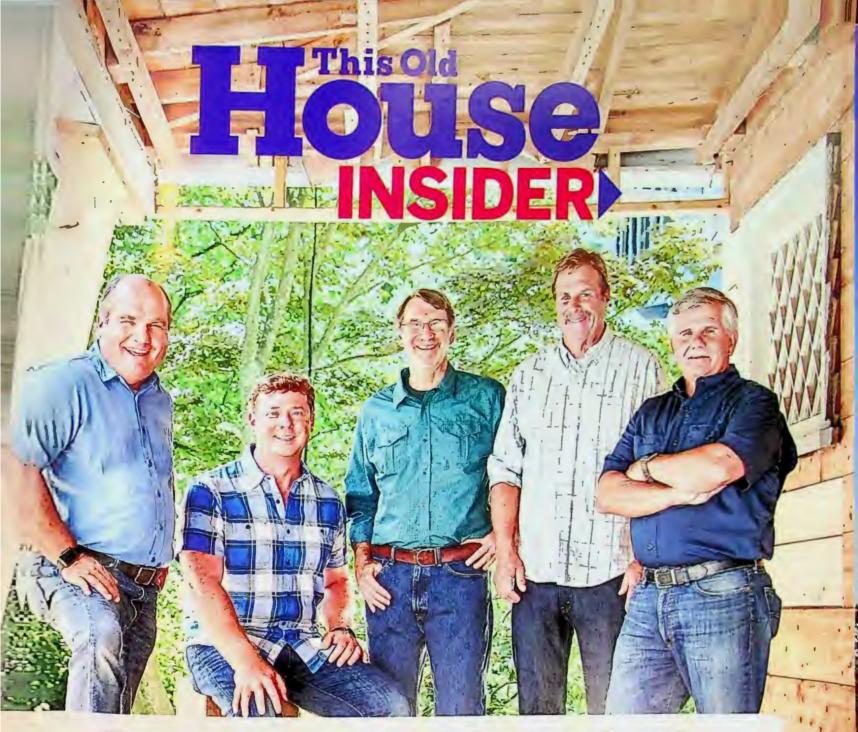




- 1. The 2,230-square-foot Oueen Anne retains its original gingerbread trim, turned posts, and wraparound front porch.
- 2. A stained-glass window still brightens the front stair landing; like most of the interior millwork, the ornate balustrade has never been painted.
- 3. A curvaceous pedestal sink remains in one of the house's two bathrooms.
- 4. Tall double-hungs line a downstairs bay.



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